

ORDINANCE NO. 3107

AN ORDINANCE relating to subdivisions; establishing a retro-active effective date for provisions relating to approval periods; amending Ordinance 2953.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 2953, Section 1., is hereby amended to read as follows:

Qualifications governing approval of plat.

(a) PRELIMINARY APPROVAL. The approval of a preliminary plat by the King County Council assures only the general acceptability of the layout as submitted, which is subject to all conditions of preliminary approval.

(b) REVISIONS. The Building and Land Development Division may approve minor changes or revisions as are deemed necessary to the interests and needs of the community, consistent with the adopted policies and standards of the County.

(c) ENGINEERING DETAILS. Subsequent approval of the engineering details of the proposed streets, storm drainage, sanitary sewer and water systems and other proposed public facilities by the county engineer and the King County department of public health will be required prior to the approval of the final plat.

(d) APPROVAL TIME. Preliminary approval shall be effective for a period of eighteen months unless upon written request of the applicant, the Building and Land Development Division grants an extension for up to twelve months. If the final plat has not been recorded within this time limit, the preliminary plat must again be submitted to the Building and Land Development Division with a new application.

1 (e) In subdivisions that are to be recorded in divisions, the second
 2 division may be granted twelve additional months to satisfy final plat require-
 3 ments, following the recording of the first division. This procedure may be
 4 repeated for as many twelve month periods as there are divisions, provided that
 5 said approval extensions shall not exceed forty-eight months from the date of
 6 preliminary approval. If the final plat for any succeeding division is not filed
 7 within the authorized twelve month period, preliminary plan approval for that
 8 division and for all succeeding divisions shall become void.

9 (f) In granting extensions authorized pursuant to paragraph (e),
 10 above, the County may impose administratively additional conditions for final
 11 approval, consistent with then current County adopted standards and policies.

12 (g) Conditions imposed administratively on divisions for which ex-
 13 tensions have been approved may be appealed to the Zoning and Subdivision
 14 Examiner, whose decision shall be final.

15 (h) The provisions of this section shall apply to all preliminary
 16 plat applications pending or approvals granted on or after January 1, 1973.

17 INTRODUCED AND READ for the first time this 20th day
 18 of December, 1976.

19 PASSED at a regular meeting of the King County Council this 14th day
 20 of March, 1977.

KING COUNTY COUNCIL
 KING COUNTY, WASHINGTON

Phil Lowery
 Chairman

24 ATTEST:

John Hammond
 Clerk of the Council

26 APPROVED this 15th day of March, 1977.

W. P. Ballman
 King County Executive