

ORDINANCE NO. ~~4680~~

AN ORDINANCE relating to the conditions of final plat approval, providing that plats receiving preliminary approval shall not be subject to subsequent changes in ordinances, policies or regulations and providing for extensions of certain final plat approvals; amending Ordinance 2536, Section 1; Resolution 36058; Resolution 11048, Section IV(D) and KCC 19,28.050; Ordinance 263, Article 5, Section 18, Ordinance 4461, Section 13, and KCC 20.24.200.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinances 2536, Section 1; Resolution 36058; Resolution 11048, Section IV(D) and KCC 19.28.050 are each 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 the conditions of preliminary approval))~~ Council approval of the preliminary plat shall furnish a firm basis upon which the applicant may proceed with development of the subdivision and preparation of the final plat subject only to all the conditions of preliminary approval imposed on the preliminary plat.

(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))~~ twenty-four months unless,

1 upon written request of the applicant the Building and Land
2 Development Division grants an extension for up to twelve months.
3 A second extension for up to twelve months may be granted by
4 motion by the County Council if the Council determines that the
5 applicant has made substantial progress in complying with the
6 conditions of preliminary plat and that it would be inequitable
7 to require the applicant to reapply for a new preliminary plat
8 approval. If the final plat has not been recorded within this
9 time limit, the preliminary plat must again be submitted to the
10 Building and Land Development Division with a new application.

11 (c) In subdivisions that are to be recorded in
12 divisions, the second division may be granted twelve additional
13 months to satisfy final plat requirements, following the
14 recording of the first division. This procedure may be repeated
15 for as many twelve-month periods as there are divisions; provided
16 that said approval extensions shall not exceed forty-eight months
17 from the date of preliminary approval. If the final plat for any
18 succeeding division is not filed within the authorized twelve-
19 month period, preliminary plat approval for that division and for
20 all succeeding divisions shall become void.

21 (f) In granting extensions authorized pursuant to
22 subsection (c), the county may impose administratively additional
23 conditions for final approval, consistent with then current
24 county adopted standards and policies.

25 (g) Conditions imposed administratively on divisions
26 for which extensions have been approved may be appealed to the
27 zoning and subdivision examiner (~~whose decision shall be final~~)
28 pursuant to KCC 20.24.
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1 SECTION 2, Ordinance 263, Article 5, Section 18;
2 Ordinance 4461, Section 13 and KCC 20.24.200 are each hereby
3 amended to read as follows:

4 Council Action. The Council shall take final action
5 on any ((~~decision~~)) recommendation of the Examiner by ((~~motion~~
6 ~~of-concurrence-with-approval-by-at-least-five-members-of-the~~
7 ~~Council-or-by-adoption-of-an~~)) ordinance and when so doing, it
8 shall make and enter findings of fact and conclusions from the
9 record which support its action. Said findings and conclusions
10 shall set forth and demonstrate the manner in which the action
11 is consistent with, carries out and helps implement applicable
12 state laws and regulations and the regulations, policies, objec-
13 tives and goals of the comprehensive plan, the community plans,
14 the sewerage general plan, the zoning code, the subdivision code
15 and other official laws, policies and objectives for the develop-
16 ment of King County. The Council may adopt as its own all or
17 portions of the Examiner's findings and conclusions.

18 Any ordinance may contain conditions regarding the
19 manner of development or other aspects regarding use of the
20 property. Any ordinance also may contain reasonable conditions
21 which must be satisfied before the ordinance becomes effective
22 and the official zoning maps shall not be amended until said condi-
23 tions have been satisfied; provided, the ordinance shall also
24 designate the time period within which any such conditions must
25 be satisfied. All authority pursuant to such ordinance shall
26 expire if any of said conditions are not satisfied within the
27 designated time period and the property shall continue to be
28 subject to all laws, regulations and zoning as if the ordinance
29 had not been adopted; provided, the Council may extend the period
30 for satisfaction of said conditions if after a public hearing
31 by the Examiner the Council finds an extension will be in the
32 public interest and the extension was requested by applicant within
33 the initial time period. As an alternative to the adoption of

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1 an ordinance containing conditions, the Council may adopt an ordi-
2 nance subject to the execution of a concomitant agreement between
3 the County and the applicant regarding the manner of development
4 of the property, any required improvements or any aspect regarding
5 use of the property.

6 SECTION 3. Retroactivity. Section 1 (d) of this Ordinance
7 shall apply to any preliminary plat approval which expires on or
8 after January 1, 1979.

9 INTRODUCED AND READ for the first time this 4th
10 day of Sept., 1979.

11 PASSED this 7th day of Jan., 1979.

12 KING COUNTY COUNCIL
13 KING COUNTY, WASHINGTON

14 Bill Reams
15 Chairman

16 ATTEST:

17 [Signature]
18 Clerk of the Council

19 APPROVED this 11th day of January, 1980.

20 [Signature]
21 King County Executive
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