

1 November 13, 1979

Introduced by: GARY GRANT  
Proposed Ordinance No.           

79-1492

5 ORDINANCE NO. 4776

6 AN ORDINANCE relating to notice requirements  
7 for certain land use decisions, modifying the  
8 requirements for notice of public hearing for  
9 preliminary plats and for notice on certain  
short plats, and correcting typing errors in  
Ordinance 4460; amending Ordinance 4460, Sections  
1, 2 and 3.

10 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

11 SECTION 1. Ordinance 4460, Section 1, is hereby amended to  
12 read as follows:

13 Notice of Public Hearing. The Building and Land Development  
14 Division shall cause notice to be given of the time and place of  
15 the public hearing on a proposed preliminary plat as follows:

16 1. By first class mail sent 30 days prior to the date of  
17 hearing, to owners, including applicant, of property located  
18 within 500 feet of any boundary of the subject property, provided  
19 that the area within which mailed notice is required may be ex-  
20 panded in rural or lightly inhabited areas or in other appro-  
21 priate cases to the extent the Division determines is necessary  
22 to include affected property owners. Notice shall contain:

23 (a) the name and total area of the proposed plat, the  
24 number of proposed lots and typical lot sizes, the proposed use  
25 and the name of the plat applicant;

26 (b) a legal description in non-legal language;

27 ~~((d))~~ (c) the time and place of hearing at which  
28 interested parties may be heard;

29 ~~((e))~~ (d) a form to request a copy of the Division  
30 report; and,

31 ~~((f))~~ (e) identification of the responsible county  
32 official.

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1 Mailed notice as herein provided is supplementary to offi-  
2 cial hearing notification by publication and posting and the  
3 failure of one or more owners to receive mailed notice shall not  
4 affect the scheduling or validity of the hearing if notice was  
5 given pursuant to subsections (3) and (4) below.

6 2. By first class mail sent 30 days prior to the date of  
7 the hearing to:

8 (a) any city located within one mile of any boundary  
9 of the subject property;

10 (b) any city which has a utility which is proposed to  
11 serve the plat; and,

12 (c) the state Department of Transportation where the  
13 plat or part thereof adjoins a state right-of-way. The content  
14 of the notice shall be as provided in subsection 1 above.

15 3. By publication at least 20 days prior to the date of  
16 hearing in the official county newspaper and another newspaper of  
17 general circulation in the affected community.

18 4. By posting 30 days prior to the date of hearing at  
19 least three signs or posters on or adjacent to the subject prop-  
20 erty at places conspicuous and likely to be seen by persons  
21 passing the property. The form and content of the notice shall  
22 be approved by the Division. Posting, including the expenses  
23 thereof, shall be the responsibility of the applicant and an  
24 affidavit of posting shall be submitted (~~within seven (7) days~~  
25 ~~of posting~~) prior to the hearing by the applicant to the Divi-  
26 sion in a form approved by the Division.

27 5. By any other method if the Division determines it appro-  
28 priate for the purpose of proposed preliminary plat, including  
29 but not limited to providing notification of the proposed action  
30 and hearing to local or community newspapers.

31 SECTION 2. Ordinance 4460, Section 2 is hereby amended to  
32 read as follows:

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1 Notice of Public Hearing. The Building and Land Develop-  
2 ment Division shall cause notice to be given of the time and  
3 place of the public hearing for a proposed zoning reclassifi-  
4 cation, shoreline environment redesignation, planned unit devel-  
5 opment, unclassified use, variance and conditional use as  
6 follows:

7 1. By first class mail sent 30 days prior to the date of  
8 hearing to owners of property within 500 feet of any boundary  
9 of the subject property, provided that the area within which  
10 mailed notice is required may be expanded in rural or lightly  
11 inhabited areas or in other appropriate cases to the extent the  
12 Division determines is necessary to include affected property  
13 owners. Notice shall contain:

14 (a) the name of the applicant, the description of  
15 the requested action and the proposed use of the property;

16 (b) a vicinity map or general location description  
17 in non-legal language;

18 (c) the time and place of public hearing at which  
19 interested parties may be heard;

20 (d) a form to request the Division report; and,

21 (e) identification of the responsible county official.

22 Mailed notice as herein provided is supplementary to official  
23 hearing notification by publication and posting and the failure  
24 of one or more owners to receive mailed notice shall not affect  
25 the scheduling or validity of the hearing if notice was given  
26 pursuant to subsections (2) and (3) below.

27 2. By publication 20 days prior to the date of hearing in  
28 the official county newspaper and another newspaper of general  
29 circulation in the affected community.

30 3. By posting at least 30 days prior to the date of hearing  
31 at least three signs or posters on or adjacent to the subject  
32 property at places conspicuous and likely to be seen by persons  
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1 passing the property. The form and content of the notice shall  
2 be approved by the Division. Posting, including the expenses  
3 thereof, shall be the responsibility of the applicant and an  
4 affidavit of posting shall be submitted (~~within seven (7) days~~  
5 ~~of posting~~) prior to the hearing by the applicant to the Division  
6 in a form approved by the Division.

7 4. By any other method if the Building and Land Develop-  
8 ment Division determines it appropriate for the purpose of  
9 giving notice to interested parties, including but not limited  
10 to providing notification of the proposed action and hearing  
11 to local or community newspapers.

12 SECTION 3. Ordinance 4460, Section 3 is hereby amended to  
13 read as follows:

14 Notice of Application. Upon receipt of short subdivision  
15 applications authorized by KCC 19.26.020(2) or (3) which will  
16 result in the creation of five or more lots on adjacent prop-  
17 erties under common ownership, the Division shall cause notice  
18 of such applications to be given within (~~ten (10)~~) twenty (20)  
19 days of the filing of such applications as provided herein. In  
20 addition, where the Division receives a short subdivision appli-  
21 cation which is adjacent to property for which a short subdivision  
22 application has been submitted within the preceding twenty-four  
23 months and the proposed and previously submitted short subdivi-  
24 sions in combination would create 5 or more lots on such adjacent  
25 properties, the Division may in its discretion cause notice of  
26 such application to be given as provided herein. If notice is  
27 given pursuant to this section, the recommended review period  
28 contained in KCC 19.26.100(b) shall commence ten days after  
29 notice of the application has been mailed.

30 Notice required pursuant to this section shall be as  
31 follows:

32 1. By first class mail to owners of property within  
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1 500 feet of any boundary of the subject property, provided that  
2 the area within which mailed notice is required may be expanded  
3 in rural or lightly inhabited areas or in other appropriate cases  
4 to the extent the Division determines is necessary to include  
5 affected property owners. Notice shall contain:

6 (a) the identifying number of the short plats, the  
7 total area of the plats, the number and typical lot size, the  
8 proposed use, and the name of the applicant;

9 (b) a vicinity map or general location description  
10 in non-legal language;

11 (c) a statement that written materials may be sub-  
12 mitted to the Division within ten (10) days after notice is  
13 sent;

14 (d) a form to request the preliminary and final short  
15 subdivisions as approved by the Division; and,

16 (e) a statement of county appeal procedures. ((Mailed  
17 notice-as-herein-provided-is-supplementary-to-official-hearing  
18 notification-by-publication-and-posting-and-failure-of-one-or  
19 more-owners-to-receive-mailed-notice-shall-not-affect-the-sched-  
20 uling-or-validity-of-the-hearing-if-notice-was-given-pursuant-to  
21 subsection-(3)-below.))

22 2. By first class mail sent to:

23 (a) any city located within one mile of any boundary  
24 of the subject property;

25 (b) any city which has a utility which is proposed  
26 to serve the short subdivision; and,

27 (c) the state Department of Transportation where the  
28 plat or part thereof adjoins a state right-of-way.

29 The content of notice shall be as approved in subsection  
30 1 above.

31 3. By any other method if the Division deems it appro-  
32 priate for the purpose of giving notice to interested parties,  
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1 including but not limited to providing notification of the pro-  
2 posed action and hearing to local or community newspapers.

3 INTRODUCED AND READ for the first time this 28th day  
4 of January 1980.

5 PASSED this 10th day of March 1980.

7 KING COUNTY COUNCIL  
8 KING COUNTY, WASHINGTON

9 Bill Kearns  
Chairman

10 ATTEST:

11 Janet M. Quinn DEPUTY  
Clerk of the Council

12 APPROVED this 17th day of March 1980

13  
14 [Signature]  
King County Executive