

ORDINANCE NO. 6084

AN ORDINANCE relating to bonds for land subdivision improvements; requiring a bond to secure the successful operation of subdivision improvements; amending Ordinance 2983, Section 3, Resolution 11048 Appendix A, and K.C.C. 19.36.050; adding a new section.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 2983, Section 3, Resolution 11048 Appendix A, and K.C.C. 19.36.050 are hereby amended to read as follows:

Final plat to conform to preliminary plat -- Improvements to conform to certain specifications -- Surety bond for improvements.

A. After the return of the approved print of the preliminary plat to the surveyor, the developer is in position to go ahead with the improvement with the assurance that the final plat will be approved, provided that:

(~~a~~) 1. The final plat strictly conforms with the approved preliminary plat;

(~~b~~) 2. The improvements have been installed in accordance with the current King County specifications for private work on county rights-of-way and under the supervision of and with the approval of the director, Department of Public Works and Transportation, or that the plattor has deposited a performance bond with the county executive in an amount equal to the Department of Public Works and Transportation director's estimate for such improvements as a guarantee that the plattor will, within one year from date of acceptance of the final plat, complete the improvements in accordance with the requirements and to the satisfaction of the director, department of Public Works and Transportation, or in the alternative to the above required bond, the county executive may accept other secure methods providing for and securing to the county the actual construction and installation of such improvements within a one-year period and on the terms identical to the herein described bond.

1        B. A bond or other satisfactory security to secure the successful  
2 operation of improvements for a period of 12 months in an amount and form  
3 satisfactory to the director. Such bond or security shall cover workmanship  
4 and materials, damage from reasonable expected usage and damage due to  
5 construction activities.

6            1. The bond shall be deposited by the plattor with the Director either:

7            a. Prior to the recording of the final plat when the plattor has  
8 constructed improvements in accordance with King County specifications and  
9 with the approval of the director, or

10           b. Prior to release of the performance bond or the acceptance by King  
11 County of streets and street drainage facilities for maintenance following  
12 final construction inspection.

13           2. The bond shall be in effect for a period of not less than 12 months  
14 commencing upon the date of:

15           a. final plat recording, or

16           b. release of performance bond, or

17           c. acceptance by King County of streets and street drainage  
18 facilities for maintenance following final construction inspection, whichever  
19 occurs last.

20        Section 2. STATUS OF CURRENT BONDS.

21        A. The King County Council recognizes the longstanding policy and  
22 administrative practice by King County of requiring bonds for subdivision  
23 improvements to ensure their successful operation.

24        B. All bonds or other satisfactory security required by the department  
25 and posted by the plattor prior to the effective date of this ordinance shall  
26 continue to be in force until released by the Director following satisfactory  
27 inspection by the Department.

SECTION 3. SEVERABILITY. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this ordinance.

INTRODUCED AND READ for the first time this 19th day of April, 1982.

PASSED this 26th day of July, 1982.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Lois North  
Chairman

ATTEST:

Dorothy M. Owens  
DEPUTY Clerk of the Council

APPROVED this 4th day of August, 1982.

Randy Ruess  
King County Executive

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