

June 1, 1987
1720B/McF

Introduced by: Gary Grant

Proposed No.: 87-291

ORDINANCE NO. 8131

AN ORDINANCE relating to preliminary approval for plats, amending Resolution 11048, Section IV A(4), as amended, and K.C.C. 19.28.050.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 11048, Section IV A(4), as amended, and K.C.C. 19.28.050 are hereby amended as follows:

Qualifications governing approval of plat. A. 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 ~~((twenty-four))~~ thirty-six months. ~~((unless, upon written request of the applicant the building and land development division grants an extension for up to twelve months.--A-see end))~~ If an applicant files a written request with the King County council at least thirty days before expiration of the thirty-six months an extension for up to twelve months may be

1 granted by motion by the county council if the council determines
 2 that the applicant has acted in good faith and made substantial
 3 progress in complying with the conditions of preliminary plat and
 4 that it would be inequitable to require the applicant to reapply
 5 for a new preliminary plat approval. If, prior to the expiration
 6 of forty-eight months after preliminary approval, all required
 7 plat improvements have been diligently pursued and have been
 8 substantially constructed, and the plat developer has applied for
 9 a further extension, building and land development division may
 10 grant an extension of for an additional period of up to 6
 11 months from the application date for recording of the final
 12 plat. If the final plat is being developed in divisions and
 13 final plats for all of the divisions ((has)) have not been
 14 recorded within ((this)) the time limits provided in this
 15 section, preliminary plat approval for all unrecorded divisions
 16 shall become void.

17 ((t)) The preliminary plat for any unrecorded divisions must
 18 again be submitted to the building and land development division
 19 with a new application.

20 ~~((E.--In-subdivisions-that-are-to-be-reecorded-in-divisions;~~
 21 ~~the-second-division-may-be-granted-twelve-additional-months-to~~
 22 ~~satisfy-final-plat-requirements,-following-the-recording-of-the~~
 23 ~~first-division.--Should-the-first-division-be-recorded-within-the~~
 24 ~~twenty-four-month-period-or-should-sueceeding-divisions-be~~
 25 ~~recorded-within-the-twelve-month-period,-the-number-of-months~~
 26 ~~remaining-in-the-twenty-four-or-twelve-month-periods-may-be-added~~
 27 ~~to-the-twelve-month-preliminary-approval-period-for-sueceeding~~
 28 ~~divisions.--This-procedure-may-be-repeated-for-as-many~~
 29 ~~twelve-month-periods-as-there-are-divisions;-provided-that-said~~
 30 ~~approval-extensions-shall-not-exceed-forty-eight-months-from-the~~
 31 ~~date-of-the-preliminary-approval.--If-the-final-plat-for-any~~
 32 ~~sueceeding-division-is-not-filed-within-the-authorized~~
 33

1 twelve-month-period;-preliminary-plat-approval-for-that-division
2 and-for-all-succeeding-divisions-shall-become-void-))

3 ((F-)) E. In granting administrative extensions authorized
4 pursuant to subsection ((E)) D. the county may impose
5 administratively additional conditions for final approval,
6 consistent with then current county adopted standards and
7 policies.

8 ((G-)) F. Conditions imposed administratively on divisions
9 for which extensions have been approved may be appealed to the
10 zoning and subdivision examiner pursuant to Chapter 20.24. of
11 this Code.

12 NEW SECTION 2. Section 1.D. shall be retroactive for plats
13 given preliminary approval after January 1, 1982. As to plats
14 for which preliminary approval expired prior to the effective
15 date of this ordinance, such preliminary approval shall again be
16 valid if within one month of the effective date of this ordinance
17 application for the administrative extension of up to six months
18 provided for in section 1 is submitted and is subsequently
19 granted.

20 INTRODUCED AND READ for the first time this 13th day
21 of April, 1987.

22 PASSED this 22nd day of June, 1987.

23 KING COUNTY COUNCIL
24 KING COUNTY, WASHINGTON

25 Gary Grant
26 Chair

27 ATTEST:

28
29 Janet M. Owens
Clerk of the Council

30 APPROVED this 2nd day of July, 1987.

31
32 Jim Hill
33 King County Executive