

ORDINANCE NO. **11114**

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AN ORDINANCE relating to the conditions, and regulations for providing extensions for preliminary plat approvals amending Resolution 11048 Section IV A(4) and K.C.C. 19.28.050 as amended.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 11048, Section IV A (4), and K.C.C.

19.28.050 are hereby amended to read 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~~) department of development and environmental services 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 thirty-six months. If an applicant files a written request with the clerk of the King County council at least thirty days before expiration of the thirty-six months, an extension for up to twelve months may be granted by ((motion)) ordinance by the county council if the council determines that the applicant has acted in good faith and made

1 substantial progress in complying with the conditions of  
2 preliminary plat and that it would be inequitable to require  
3 the applicant to reapply for a new preliminary plat approval.  
4 Written request is defined for the purpose of this section to  
5 include a summary of progress of the plat to date, written  
6 confirmation from the department of development and  
7 environmental services that engineering plans have been  
8 submitted, a copy of the original ordinance granting  
9 preliminary plat approval, a copy of the report and  
10 recommendation to the council by the zoning and subdivision  
11 examiner, and a map of the plat. Substantial progress is  
12 defined for the purpose of this section to mean that either  
13 engineering plans have been submitted to the department of  
14 development and environmental services, or that other  
15 compelling evidence clearly indicates that progress has been  
16 made. Engineering plans mean drawings for roads, utilities and  
17 storm water facilities, with lot lines and tracts shown. If,  
18 prior to the expiration of forty-eight months after preliminary  
19 approval, all required plat improvements have been diligently  
20 pursued and have been substantially constructed, and the plat  
21 developer has applied for a further extension, ((building and  
22 land development division)) department of development and  
23 environmental services may grant an extension for an additional  
24 period of up to 6 months from the application date for  
25 recording of the final plat. If the final plat is being  
26 developed in divisions and final plats for all of the divisions  
27 have not been recorded within the time limits provided in this  
28 section, preliminary plat approval for all unrecorded divisions  
29 shall become void. When final plat approval is contingent upon  
30 the future development of a county road, the council may grant  
31 an additional extension of up to six years if the road is  
32 identified in a community plan and is part of the county's 6-  
33 year road program, provided that for any such extension the  
34 applicant must file a written request with the clerk of the

1 council before preliminary plat approval expires and the  
2 council may impose additional conditions or requirements for  
3 final approval consistent with then current county adopted  
4 standards and policies.

5 The preliminary plat for any unrecorded divisions must  
6 again be submitted to the (~~building and land development~~  
7 division) department of development and environmental services  
8 with a new application.

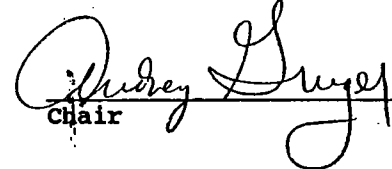
9 E. In granting administrative extensions authorized  
10 pursuant to subsection D, the county may impose  
11 administratively additional conditions for final approval,  
12 consistent with then current county adopted standards and  
13 policies.

14 F. Conditions imposed administratively on divisions for  
15 which extensions have been approved may be appealed to the  
16 zoning and subdivision examiner pursuant to Chapter 20.24 of  
17 this code.

18 INTRODUCED AND READ for the first time this 25th day  
19 of October, 1993.

20 PASSED this 15th day of November, 1993

21 KING COUNTY COUNCIL  
22 KING COUNTY, WASHINGTON

23   
24 Chair

25 ATTEST:

26   
27 Clerk of the Council

28 APPROVED this 24th day of NOVEMBER, 1993.

29   
30 King County Executive

31 Attachments:  
32 None