

ORDINANCE NO. **11622**

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AN ORDINANCE relating to development permit applications, establishing time periods, providing procedures, specifying application contents, and adopting pursuant to RCW 36.70A, K.C.C. Titles 7, 23, and 25; amending Ordinance 10870, Sections 597, 599 and 600, K.C.C. 21A.030.-050, Ordinance 9543, Section 2, K.C.C. 19.26.020, Ordinance 9544, Section 3, K.C.C. 19.36.045, Ordinance 11017, Section 3, K.C.C. 19.33.030; adding new sections to K.C.C. 16, K.C.C. 19, and K.C.C. 25.

STATEMENT OF FACTS:

Engrossed Substitute Senate Bill 6339 requires that development regulations adopted pursuant to RCW 36.70A.040 shall establish time periods for local government actions on specific development permit applications, provide timely and predictable procedures to determine whether a completed development permit application meets the requirements of the development regulations, and shall specify the contents of a completed development permit application.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1: This ordinance and K.C.C. Titles 7 (Parks and Recreation), 23 (Enforcement), and 25 (Shorelines) are adopted as development regulations pursuant to RCW 36.70A (Growth Management Act).

NEW SECTION SECTION 2: There is added to K.C.C. Title 16 a new section to read as follows:

Applications - Initiation of required approvals or permits. The department of development and environmental services (hereafter referred to as department) shall not commence review of any application authorized by this title until the property owner has submitted the materials and fees specified for complete applications.

NEW SECTION SECTION 3: There is added to K.C.C. Title 16 a new section to read as follows:

Applications-Complete applications. For the purposes of determining the application of time periods and procedures adopted by this chapter, applications for permits authorized by this title shall be considered complete as of the date of

1 submittal upon determination by the department that the
2 materials submitted contain the following:

- 3 1. Application forms provided by the department and
4 completed by the applicant;
- 5 2. As applicable, certificates of sewer and water
6 availability from the appropriate purveyors, where sewer and/or
7 water service is proposed to be obtained from a purveyor,
8 confirming that the proposed water supply and/or sewage
9 disposal are adequate to serve the development in compliance
10 with adopted state and local system design and operating
11 guidelines;
- 12 3. Certificate of transportation concurrency from the
13 department of public works;
- 14 4. Certificate of future connection from the
15 appropriate purveyor for lots located within the Urban Growth
16 area which are proposed to be served by onsite or community
17 sewage system and/or group B water systems or private well,
- 18 5. Receipt signed by the fire district verifying
19 application submittal pursuant to K.C.C. 17.10.020E, if
20 applicable;
- 21 6. Identification on the site plan of all easements,
22 deed restrictions, or other encumbrances restricting the use of
23 the property, if applicable;
- 24 7. Proof that the lot or lots are recognized as
25 separate lots pursuant to the provisions of K.C.C. 19.04;
- 26 8. A sensitive area affidavit as provided by K.C.C.
27 21A.24;
- 28 9. A completed environmental checklist, if required by
29 K.C.C. 20.44, County Environmental Procedures;
- 30 10. Payment of any development permit review fees,
31 excluding impact fees collectible pursuant to K.C.C. Title 27,
32 Development Permit Fees and impact fees (mitigation payment
33 system) collectible pursuant to K.C.C. Title 14; and
- 34 11. Copies of approved permits that are required to be
35 obtained prior to the proposed application.

1 12. All structural/mechanical plans consistent with
2 uniform code requirements adopted by this title.

3 13. For clearing and grading permits only:

- 4 a. A legal description of the property,
5 b. A 1:2000 scale vicinity map with a north arrow,
6 c. Grading plans including;

7 (1) Horizontal and vertical scale,

8 (2) Size and location of existing improvement
9 within 50 feet of the project, indicating which will remain and
10 which will be removed,

11 (3) Existing and proposed contours at maximum five
12 foot intervals, and extending for 100 feet beyond the project
13 edge,

14 (4) At least two cross-sections, one in each
15 direction, showing existing and proposed contours and
16 horizontal and vertical scales, and

17 (5) Temporary and permanent erosion-sediment
18 control facilities.

19 d. The following plans must be stamped and signed by
20 a registered civil engineer, licensed to practice in the State
21 of Washington,

22 (1) Permanent drainage facilities,

23 (2) Structures to be built or construction proposed
24 in land slide hazard area, and

25 (3) Proposed construction or placement of a
26 structure.

27 B. Applications found to contain material errors shall
28 not be deemed complete until such material errors are
29 corrected.

30 C. The director may waive specific submittal
31 requirements determined to be unnecessary for review of an
32 application.

33 NEW SECTION SECTION 4: There is added to K.C.C. Title 16
34 a new section to read as follows:

1 Applications - Modifications to proposal. A.

2 Modifications required by the county to a pending application
3 shall not be deemed a new application.

4 B. An applicant-requested modification occurring either
5 before or after issuance of the permit shall be deemed a new
6 application for the purpose of establishing time periods when
7 such modification would result in a substantial increase in a
8 project's impacts as determined by the department. Such
9 substantially increased impacts may include increases in
10 residential density or traffic generation or a greater than 10
11 percent increase in building square footage.

12 NEW SECTION SECTION 5: There is added to K.C.C. Title 16
13 a new section to read as follows:

14 Applications - Supplemental information. A. The
15 department may cease processing of a complete application under
16 the decision time periods established by this title, while
17 awaiting supplemental information which is found to be
18 necessary for continued review subsequent to the initial
19 screening by the department. The time period requirement shall
20 again commence upon receipt of the required supplemental
21 information by the department.

22 B. The department shall set a reasonable deadline for
23 the submittal of supplemental information when requested, and
24 shall provide written notification to the applicant. An
25 extension of such deadline may be granted upon submittal by the
26 applicant of a written request providing satisfactory
27 justification for an extension.

28 C. Failure by the applicant to meet such deadline shall
29 be cause for the department to cancel/deny the application.

30 NEW SECTION SECTION 6: There is added to K.C.C. Title 16
31 a new section to read as follows:

32 Decision time periods-A. The department shall establish
33 the following target time periods for issuing a decision on a
34 complete development permit application:

- 35 1. Residential-90 days

1 2. Commercial-250 days

2 3. Remodel-40 days

3 4. SEPA exempt clearing and grading-45 days

4 5. Non-SEPA exempt clearing and grading-90 days

5 B. The department shall not be required to issue a
6 decision by the time periods specified in this section for
7 those development permit applications which for any reason have
8 been appealed or for which a public hearing has commenced.

9 NEW SECTION SECTION 7: There is added to K.C.C. 19.36 a
10 new section to read as follows:

11 Applications - Initiation of required approvals or
12 permits. The department of development and environmental
13 services shall not commence review of any application
14 authorized by this title until the property owner has submitted
15 the materials and fees specified for complete applications.

16 NEW SECTION SECTION 8: There is added to K.C.C. 19.36 a
17 new section to read as follows:

18 Decision time periods-The department shall establish the
19 following target time periods for issuing a recommendation
20 and/or a decision on a complete development permit application:

21 1. Preliminary plat/short plat-360 days

22 2. Final plat/short plat-180 days

23 4. Plan and profile-180 days

24 3. Lot line adjustment-180 days

25 4. Binding site plan- 180 days

26 B. The department shall not be required to issue a
27 decision by the time periods specified in this section for
28 those development permit applications which for any reason have
29 been appealed or for which a public hearing has commenced.

30 NEW SECTION SECTION 9: There is added to K.C.C. Title 19
31 a new section to read as follows:

32 Applications - Modifications to proposal. A.
33 Modifications required by the county to a pending application
34 shall not be deemed a new application.

1 B. An applicant-requested modification occurring either
2 before or after issuance of the permit shall be deemed a new
3 application for the purpose of establishing time periods when
4 such modification would result in a substantial increase in a
5 project's impacts as determined by the department. Such
6 substantially increased impacts may include increases in
7 residential density or traffic generation or a greater than 10
8 percent increase in building square footage.

9 NEW SECTION SECTION 10: There is added to K.C.C. Title 19
10 a new section to read as follows:

11 Applications - Supplemental information. A. The
12 department may cease processing of a complete application under
13 the decision time periods established by this title, while
14 awaiting supplemental information which is found to be
15 necessary for continued review subsequent to the initial
16 screening by the department. The time period requirement shall
17 again commence upon receipt of the required supplemental
18 information by the department.

19 B. The department shall set a reasonable deadline for
20 the submittal of supplemental information when requested, and
21 shall provide written notification to the applicant. An
22 extension of such deadline may be granted upon submittal by the
23 applicant of a written request providing satisfactory
24 justification for an extension.

25 C. Failure by the applicant to meet such deadline shall
26 be cause for the department to cancel/deny the application.

27 NEW SECTION SECTION 11: There is added to K.C.C. Title 25
28 a new section to read as follows:

29 Applications - Initiation of required approvals or
30 permits. The department of development and environmental
31 services shall not commence review of any application
32 authorized by this title until the property owner has submitted
33 the materials and fees specified for complete applications.

34 NEW SECTION SECTION 12: There is added to K.C.C. Title 25
35 a new section to read as follows:

1 Applications-Complete applications. For the purposes of
2 determining the application of time periods and procedures
3 adopted by this chapter, applications for permits authorized by
4 this title shall be considered complete as of the date of
5 submittal upon determination by the department that the
6 materials submitted contain the following:

7 1. Application forms provided by the department and
8 completed by the applicant;

9 2. As applicable, certificates of sewer and water
10 availability from the appropriate purveyors, where sewer and/or
11 water service is proposed to be obtained from a purveyor,
12 confirming that the proposed water supply and/or sewage
13 disposal are adequate to serve the development in compliance
14 with adopted state and local system design and operating
15 guidelines;

16 3. Certificate of transportation concurrency from the
17 department of public works;

18 4. Certificate of future connection from the
19 appropriate purveyor for lots located within the Urban Growth
20 area which are proposed to be served by onsite or community
21 sewage system and/or group B water systems or private well,

22 5. Receipt signed by the fire district verifying
23 application submittal pursuant to K.C.C. 17.10.020E, if
24 applicable;

25 6. Identification on the site plan of all easements,
26 deed restrictions, or other encumbrances restricting the use of
27 the property, if applicable;

28 7. Proof that the lot or lots are recognized as
29 separate lots pursuant to the provisions of K.C.C. 19.04;

30 8. A sensitive area affidavit as provided by K.C.C.
31 21A.24;

32 9. A completed environmental checklist, if required by
33 K.C.C. 20.44, County Environmental Procedures;

34 10. Payment of any development permit review fees,
35 excluding impact fees collectible pursuant to K.C.C. Title 27,

1 Development Permit Fees and impact fees (mitigation payment
2 system) collectible pursuant to K.C.C. Title 14; and

3 11. Copies of approved permits that are required to be
4 obtained prior to the proposed application.

5 B. Applications found to contain material errors shall
6 not be deemed complete until such material errors are
7 corrected.

8 C. The director may waive specific submittal
9 requirements determined to be unnecessary for review of an
10 application.

11 NEW SECTION SECTION 13: There is added to K.C.C. Title 25
12 a new section to read as follows:

13 Applications - Modifications to proposal. A.
14 Modifications required by the county to a pending application
15 shall not be deemed a new application.

16 B. An applicant-requested modification occurring either
17 before or after issuance of the permit shall be deemed a new
18 application for the purpose of establishing time periods when
19 such modification would result in a substantial increase in a
20 project's impacts as determined by the department. Such
21 substantially increased impacts may include increases in
22 residential density or traffic generation or a greater than 10
23 percent increase in building square footage.

24 NEW SECTION SECTION 14: There is added to K.C.C. Title 25
25 a new section to read as follows:

26 Applications - Supplemental information. A. The
27 department may cease processing of a complete application under
28 the decision time periods established by this title, while
29 awaiting supplemental information which is found to be
30 necessary for continued review subsequent to the initial
31 screening by the department. The time period requirement shall
32 again commence upon receipt of the required supplemental
33 information by the department.

34 B. The department shall set a reasonable deadline for
35 the submittal of supplemental information when requested, and

1 shall provide written notification to the applicant. An
2 extension of such deadline may be granted upon submittal by the
3 applicant of a written request providing satisfactory
4 justification for an extension.

5 C. Failure by the applicant to meet such deadline shall
6 be cause for the department to cancel/deny the application.

7 NEW SECTION SECTION 15: There is added to K.C.C. Title 25
8 a new section to read as follows:

9 Decision time periods-The department shall establish the
10 following target time periods for issuing a recommendation
11 and/or decision on a complete development permit application:

12 A. Substantial development permit-210 days

13 B. Shoreline conditional use permit- 270 days

14 C. Shoreline redesignation- 210 days

15 D. Shoreline variance- 210 days

16 B. The department shall not be required to issue a
17 decision by the time periods specified in this section for
18 those development permit applications which for any reason have
19 been appealed or for which a public hearing has commenced.

20 NEW SECTION SECTION 16: There is added to K.C.C. 21A.40 a
21 new section to read as follows:

22 Decision time periods-The department shall establish the
23 following target time periods for issuing a recommendation
24 and/or decision on a complete development permit application
25 within the following time periods:

26 A. Conditional use permit-270 days

27 B. Variance-150 days

28 C. Special use permit- 270 days

29 D. Sensitive area exception- 150 days

30 B. The department shall not be required to issue a
31 decision by the time periods specified in this section for
32 those development permit applications which for any reason have
33 been appealed or for which a public hearing has commenced.

34 SECTION 17. Ordinance 9543, section 2, and K.C.C.
35 19.26.020 are hereby amended as follows:

1 Complete application. A. Applications shall be on forms
2 prescribed by the division, and shall include such information
3 as deemed necessary by the manager to establish compliance with
4 subsection B. of this section.

5 B. Applications for preliminary short subdivision
6 approval shall be considered fully complete as of the date of
7 application pursuant to R.C.W. 58.17.033 once the division
8 determines that the application contains the following
9 materials and information:

10 1. A completed short subdivision application form which
11 contains sufficient information to determine compliance with
12 the rules and regulations set forth in K.C.C. 19.26.120.B;

13 2. Verification of pre-application approval of proposed
14 water supply and sewage disposal by the Seattle-King County
15 department of public health;

16 3. Fire district receipt, pursuant to K.C.C. 17.10.020E;

17 4. Copies of all easements, deed restrictions or other
18 encumbrances restricting the use of the subject property;

19 5. Documentation of the date and method of segregation
20 for the subject property verifying that the lot or lots were
21 not created in violation of the short subdivision or
22 subdivision laws in effect at the time of creation;

23 6. A completed environmental checklist, if required by
24 K.C.C, 20.44, County Environmental Procedures;

25 7. Payment of any application fees specified in K.C.C.
26 Title 27, Development Permit Fees; and

27 8. Completed applications for other applicable permits
28 if the permits are to be processed with the short subdivision,
29 or copies of issued permits if they have been previously
30 approved.

31 9. Certificate of transportation concurrency from the
32 department of public works;

33 10. Certificate of future connection from the
34 appropriate purveyor for lots located within the Urban Growth

1 area which are proposed to be served by onsite or community
2 sewage system and/or group B water systems or private well.

3 SECTION 18: Ordinance 9544, section 3, and K.C.C.
4 19.36.045 are hereby amended as follows:

5 Complete application. A. Applications for preliminary
6 subdivision approval shall be considered fully complete as of
7 date of application pursuant to R.C.W. 58.17.033 once the
8 division determines that the application contains the following
9 materials and information:

10 1. A completed subdivision application form with
11 supporting documents as required by K.C.C. 19.28.030, and which
12 contains sufficient information to determine compliance with
13 adopted rules and regulations including, but not limited to
14 R.C.W. 58.17.110, R.C.W. 43.21C, SEPA as implemented by W.A.C.
15 197-11, K.C.C. 20.44; K.C.C. Title 21, Zoning; K.C.C. 14.42
16 Road Standards; K.C.C. 9.04, Surface Water Runoff; K.C.C. Title
17 25, Shoreline Management; K.C.C. Title 19, Subdivisions; K.C.C.
18 Title 17, Fire Code; administrative rules adopted pursuant to
19 K.C.C. 2.98 to implement any such code or ordinance provision;
20 King County board of health rules and regulations; county
21 approved utility comprehensive plans; and conformance with
22 applicable private restrictions and covenants which are in
23 effect at the time of application;

24 2. Verification of pre-application approval of proposed
25 water supply and sewage disposal by the Seattle-King County
26 department of public health;

27 3. Fire district receipt, pursuant to K.C.C. 17.10.020E;

28 4. Copies of all easements, deed restrictions or other
29 encumbrances restricting the use of the subject property;

30 5. Documentation of the date and method of segregation
31 for the subject property verifying that the lot or lots were
32 not created in violation of the short subdivision or
33 subdivision laws in effect at the time of creation;

34 6. A completed environmental checklist;

1 7. Payment of any application fees specified in K.C.C.
2 Title 27, Development Permit Fees; and

3 8. Completed applications for other required permits if
4 the permits are to be processed with the subdivision, or copies
5 of issued permits if they have been previously approved.

6 9. Certificate of transportation concurrency from the
7 department of public works;

8 10. Certificate of future connection from the appropriate
9 purveyor for lots located within the Urban Growth area which
10 are proposed to be served by onsite or community sewage system
11 and/or group B water systems or private well.

12 SECTION 19: Ordinance 11017, section 3, and K.C.C.
13 19.33.030 are hereby amended as follows:

14 Complete Application. A proposed binding site plan shall
15 be considered under the zoning and other land use control
16 ordinances in effect on the land at the time a fully completed
17 application is filed with the department. A complete
18 application for binding site plan application shall consist of;

19 A. A completed application form provided by the
20 department, signed by all property owners or their authorized
21 agents, with supporting documents as required below and which
22 contains sufficient information to determine compliance with
23 adopted rules and regulations including, but not limited to RCW
24 43.21C, SEPA as implemented by WAC 197-11; K.C.C. 9.04, Surface
25 Water Management; K.C.C. 14.42, Roads Standards; K.C.C. Title
26 17, Fire Code; K.C.C. 20.44, County Environmental Procedures;
27 K.C.C. Title 21, Zoning; Title 25, Shoreline Management;
28 administrative rules adopted pursuant to K.C.C. 2.98 to
29 implement any such code or ordinance provision; King County
30 board of health rules and regulations; county approved utility
31 comprehensive plans; conformity with applicable P-suffix
32 conditions and private restrictions and covenants which are in
33 effect at the time of application.

34 B. An approved commercial site development permit; or, a
35 proposed site plan prepared by a professional land surveyor,

1 licensed in the state of Washington, in a form prescribed by
2 the director. At a minimum, the proposed site plan shall
3 include:

- 4 1. the location and size of all proposed lots;
- 5 2. proposed and existing structures including elevations
6 and floor plans as known, (plans which show building envelopes
7 rather than footprints must include post-construction treatment
8 of unoccupied areas of the building envelopes);
- 9 3. all proposed or existing uses;
- 10 4. the location of proposed or existing open space
11 including any required landscaped areas.
- 12 5. the location and identification of critical areas;
- 13 6. the layout of an internal vehicular and pedestrian
14 circulation system, including proposed ingress and egress for
15 vehicles;
- 16 7. the number and location of proposed or existing
17 parking spaces on and off the site;
- 18 8. a drainage plan which will accommodate the maximum
19 proposed square footage of impervious surface and the maximum
20 proposed square footage of impervious surface exposed to
21 vehicular use, subject to the requirements of the King County
22 Surface Water Design Manual, adopted by rule under the
23 procedures specified in K.C.C. 2.98;
- 24 9. the location and size of utility trunk lines serving
25 the site;
- 26 10. the location and size of water bodies and drainage
27 features, both natural and manmade;
- 28 11. a grading plan showing proposed clearing and tree
29 retention and the existing and proposed topography, detailed to
30 five-foot contours, unless smaller contour intervals are
31 otherwise required by the King County Code or rules and
32 regulations promulgated thereunder;
- 33 12. a layout of sewers and the proposed water
34 distribution system;
- 35 13. proposed easements and access; and

1 C. A completed environmental checklist, if required by
2 K.C.C. 20.44;

3 D. A downstream drainage analysis or any other requirement
4 specified in the King County Surface Water Design Manual or
5 K.C.C. 9.04;

6 E. All covenants, easements, maintenance agreements or
7 other documents regarding mutual use of parking and access;

8 F. Copies of all easements, deed restrictions or other
9 encumbrances restricting the use of the site;

10 G. A phasing plan and time schedule, if the site is
11 intended to be developed in phases or if all building permits
12 will not be submitted within three years;

13 H. Documentation of the date and method of segregation for
14 the subject property verifying that the lot or lots were not
15 created in violation of the short subdivision or subdivision
16 laws in effect at the time of creation;

17 I. A list of any other development permits or permit
18 applications having been filed for the same site; and

19 J. The payment of fees.

20 K. The director may waive specific submittal requirements
21 determined to be unnecessary for review of the application.

22 L. Certificate of transportation concurrency from the
23 department of public works;

24 M. Certificate of future connection from the appropriate
25 purveyor for lots located within the Urban Growth area which
26 are proposed to be served by onsite or community sewage system
27 and/or group B water systems or private well.

28 SECTION 20. Ordinance 10870, section 597, and K.C.C.
29 21A.40.030 are hereby amended as follows:

30 Applications - Complete applications. A. Applications
31 for conditional use permits, variances, zone reclassifications,
32 and special use permits, shall be considered complete as of the
33 date of submittal upon determination by the department that the
34 materials submitted contain the following:

- 1 1. Application forms provided by the department and
2 completed by the applicant;
- 3 2. Certificates of sewer and water availability from
4 the appropriate purveyors, where sewer and/or water service is
5 proposed to be obtained from a purveyor, confirming that the
6 proposed water supply and/or sewage disposal are adequate to
7 serve the development in compliance with adopted state and
8 local system design and operating guidelines;
- 9 3. Receipt signed by the fire district verifying
10 application submittal pursuant to K.C.C. 17.10.020E, if
11 applicable;
- 12 4. Identification on the site plan of all easements,
13 deed restrictions, or other encumbrances restricting the use of
14 the property, if applicable;
- 15 5. Proof that the lot or lots are recognized as
16 separate lots pursuant to the provisions of K.C.C. 19.04;
- 17 6. A sensitive area affidavit as provided by K.C.C.
18 21A.24;
- 19 7. A completed environmental checklist, if required by
20 K.C.C. 20.44, County Environmental Procedures;
- 21 8. Payment of any development permit review fees,
22 excluding impact fees collectible pursuant to K.C.C. Title 27,
23 Development Permit Fees; and
- 24 9. Complete applications for other required permits
25 that are required to be processed concurrently with the
26 proposed application, or copies of approved permits that are
27 required to be obtained prior to the proposed application.
- 28 10. Certificate of transportation concurrency from the
29 department of public works;
- 30 11. Certificate of future connection from the
31 appropriate purveyor for lots located within the Urban Growth
32 area which are proposed to be served by onsite or community
33 sewage system and/or group B water systems or private well.

1 B. Applications found to contain material errors shall
2 not be deemed complete until such material errors are
3 corrected.

4 C. The director may waive specific submittal
5 requirements determined to be unnecessary for review of an
6 application.

7 SECTION 21. Ordinance 10870, section 599, and K.C.C.
8 21A.40.040 are hereby amended as follows:

9 Applications - Modifications to proposal. A.
10 Modifications required by the county to a((n)) pending
11 application ((required by the county)) shall not be deemed a
12 new application.

13 B. An applicant-requested modification occurring either
14 before or after issuance of the permit shall be deemed a new
15 application for the purpose of vesting and/or for the purpose
16 of establishing time periods when such modification would
17 result in a substantial increase in a project's impacts as
18 determined by the department. Such substantially increased
19 impacts may include increases in residential density or traffic
20 generation or a greater than 10 percent increase in building
21 square footage.

22 SECTION 22. Ordinance 10870, section 600, and K.C.C.
23 21A.40.050 are hereby amended as follows:

24 Applications - Supplemental information. A. The
25 department may cease processing of a complete application under
26 the decision time periods established by this chapter, while
27 awaiting supplemental information which is found to be
28 necessary for continued review subsequent to the initial
29 screening by the department. The time period requirement shall
30 again commence upon receipt of the required supplemental
31 information by the department.

32 B. The department shall set a reasonable deadline for
33 the submittal of ((such)) supplemental information when
34 requested, and shall provide written notification to the
35 applicant ((by certified mail)). An extension of such deadline

1 may be granted upon submittal by the applicant of a written
2 request providing satisfactory justification for an
3 extension.

4 C. Failure by the applicant to meet such deadline
5 shall be cause for the department to cancel/deny the
6 application.

7 D. When granting a request for a deadline extension,
8 the department shall give consideration to the number of days
9 between receipt by the department of a written request for a
10 deadline extension and the mailing to the applicant of the
11 department's decision regarding that request.

12 NEW SECTION. SECTION 23. Amendments to this ordinance
13 as passed by the council on December 19, 1994 are set forth
14 in Attachment A to this ordinance and are incorporated by
15 reference herein. Due to the number and length of the
16 ordinances required by the Growth Management Act to be passed
17 by the end of the year to amend county development
18 regulations and the unavailability of a reliable electronic
19 text version of the proposed ordinance as introduced, it may
20 not be possible to prepare an ordinance that incorporates
21 amendments within each section prior to the charter deadline
22 for transmitting the adopted ordinance to the executive. The
23 clerk is hereby authorized to transmit the ordinance with
24 amendments set forth in an attachment, or, if time allows, to
25 incorporate the amendments within each section.

26 SECTION 24. Severability. Should any section,
27 subsection, paragraph, sentence, clause or phrase of this
28 ordinance be declared unconstitutional or invalid for any

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1 reason, such decision shall not affect the validity of the
2 remaining portion of this chapter.

3 INTRODUCED AND READ for the first time this 28th
4 day of November, 1994.

5 PASSED by a vote of 12 to 1 this 19th day of
6 December, 1994.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Kent Pullen
10 Chair

11 ATTEST:

12 Gerald A. Potvin
13 Clerk of the Council

14 APPROVED this 30th day of December, 1994.

15 Ray Loh
16 King County Executive

17 Attachments: Attachment A: Amendments passed by the Council,
18 12/19/94

11622

ATTACHMENT A

AMENDMENTS PASSED BY THE KING COUNTY COUNCIL

DECEMBER 19, 1994

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

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Executive Proposed Ordinance 94-781 relating to development permit applications, establishing time periods, providing procedures, and specifying application contents.

AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 RELATING TO DEVELOPMENT PERMITS, ESTABLISHING TIME PERIODS, PROVIDING PROCEDURES, AND SPECIFYING APPLICATION CONTENTS- AS PRESENTED IN LEGISLATIVE FORMAT

Page 3, Lines 27 through 29, delete existing language and insert the following shown in bold:

B. (~~Applications found to contain material errors shall not be deemed complete until such material errors are corrected.~~) Within 20 days following receipt of an application for a permit referenced in section 6A of this Ordinance, the department shall mail or provide written notice to the applicant that the application is either complete or incomplete. If the application is incomplete, the notice shall state what is necessary to make the application complete. To the extent known by the department, the notice shall identify other agencies of local, state or federal governments that may have jurisdiction over some aspect of the application. This initial screening by the department is intended to determine completeness solely for purposes of applying the time periods established in this title.

Note: Entire Section is new.

Rationale:

The language as written is vague, and does not require a timely response by the department to the applicant. This amendment is needed in order to require the department to give the applicant a decision on completeness within a reasonable time, to identify information needed to make the application complete, and to notify other agencies of the development proposal.

T.P.2
11622

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

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Executive Proposed Ordinance 94-781 relating to development permit applications, establishing time periods, providing procedures, and specifying application contents.

AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 RELATING TO DEVELOPMENT PERMITS, ESTABLISHING TIME PERIODS, PROVIDING PROCEDURES, AND SPECIFYING APPLICATION CONTENTS- AS PRESENTED IN LEGISLATIVE FORMAT

Page 4, Lines 30-35, page 5, lines 1-8, delete existing language as shown stricken and insert language shown in bold.

Amend text as follows:

NEW SECTION. SECTION 6: There is added to K.C.C. Title 16 a new section to read as follows:

Decision time periods-A. ~~((The department shall establish the following target time periods for issuing a decision on a complete development permit application:))~~ **Except as provided in subsection B of this section, the department shall process and make a decision on the following permit applications within the time periods specified, which shall commence on the date the application is determined to be complete under section 3B:**

1. Residential-90 days
2. Commercial-250 days
3. Remodel-40 days
4. SEPA exempt clearing and grading-45 days
5. Non-SEPA exempt clearing and grading-90 days

B. ~~((The department shall not be required to issue a decision by the time periods specified in this section for those development permit applications which for any reason have been appealed or for which a public hearing has commenced.))~~ **The time periods in subsection A shall be suspended as follows:**

1. When an EIS is being prepared, from the date of the determination of significance to the date of issuance of the final EIS;
2. For any appeal of an application, including an appeal under SEPA;

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3. For the County's review of any variances or modifications requested by the applicant, except that applicant-requested modifications under section 4B may result in a new time period;

4. When information or modifications are requested by the department pursuant to sections 4A and 5, from the time the department notifies the applicant of the requested information or modifications to the time the information or modification is submitted to the department;

5. For any period of time mutually agreed upon by the department and applicant.

Note: Entire Section is new.

Rationale:

The current language allows the department to only meet a "target" time period. The amendment to section A is needed to require the department to meet specific time periods, and also identifies when the time period will commence. The amendment to section B is needed because there are circumstances when the department should not be required to meet the time periods established, and also allows some flexibility in the time frames if mutually agreed upon by the department and the applicant.

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

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Executive Proposed Ordinance 94-781 relating to development permit applications, establishing time periods, providing procedures, and specifying application contents.

AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 RELATING TO DEVELOPMENT PERMITS, ESTABLISHING TIME PERIODS, PROVIDING PROCEDURES, AND SPECIFYING APPLICATION CONTENTS- AS PRESENTED IN LEGISLATIVE FORMAT

Page 5, Lines 16 through 29, delete existing language as shown stricken and insert language as shown in bold:

Amend text as follows:

NEW SECTION. SECTION 8: There is added to K.C.C. 19.36 a new section to read as follows:

~~Decision time periods--((The department shall establish the following target time periods for issuing a recommendation and/or a decision on a complete development permit application:))~~ **A. Except as provided in subsection B, the department shall issue a recommendation to the Hearing Examiner or make a decision, as applicable, on the following development applications within the time periods specified, which shall commence on the date the department determines that the application is complete:**

- 1. Preliminary plat/short plat-360 days
- ~~((2. Final plat/short plat-180 days~~
- ~~4. Plan and profile-180 days~~
- ~~3. Lot line adjustment-180 days))~~
- ~~((4.))~~ **2. Binding site plan- 180 days**

~~B. ((The department shall not be required to issue a decision by the time periods specified in this section for those development permit applications which for any reason have been appealed or for which a public hearing has commenced.))~~ **The time periods in subsection A shall be suspended as follows:**

- 1. When an EIS is being prepared, from the date of the determination of significance to the date of issuance of the final EIS;**
- 2. For any appeal of an application, including an appeal under SEPA;**

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3. For the County's review of any variances or modifications requested by the applicant, except that applicant-requested modifications under section 9B may result in a new time period;

4. When information or modifications are requested by the department pursuant to sections 9A and 10, from the time the department notifies the applicant of the requested information or modifications to the time the information or modification is submitted to the department;

5. For any period of time mutually agreed upon by the department and applicant.

Note: Entire Section is new.

Rationale:

The current language allows the department to only meet a "target" time period. The amendment to section A is needed to require the department to meet specific time periods, and also identifies when the time period will commence. The amendment to section B is needed because there are circumstances when the department should not be required to meet the time periods established, and also allows some flexibility in the time frames if mutually agreed upon by the department and the applicant.

TP4

11622

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

1 Executive Proposed Ordinance 94-781 relating to development permit
2 applications, establishing time periods, providing procedures, and specifying
3 application contents.
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6 **AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 RELATING**
7 **TO DEVELOPMENT PERMITS, ESTABLISHING TIME PERIODS, PROVIDING**
8 **PROCEDURES, AND SPECIFYING APPLICATION CONTENTS- AS**
9 **PRESENTED IN LEGISLATIVE FORMAT**
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13 Page 8, Lines 5 through 7, delete existing language as shown stricken and insert
14 language as shown in bold:
15

16 Amend text as follows:
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18 B. ~~((Applications found to contain material errors shall not be deemed~~
19 ~~complete until such material errors are corrected.))~~ Within 20 days following
20 receipt of an application for a permit referenced in section 15A of this ordinance,
21 the department shall mail or provide written notice to the applicant that the
22 application is either complete or incomplete. If the application is incomplete, the
23 notice shall state what is necessary to make the application complete. To the
24 extent known by the department, the notice shall identify other agencies of local,
25 state or federal governments that may have jurisdiction over some aspect of the
26 application. This initial screening by the department is intended to determine
27 completeness solely for purposes of applying the time periods established in this
28 title.
29

30 Note: Entire Section is new.
31

32 Rationale:
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34 The language as written is vague, and does not require a timely response
35 by the department to the applicant. This amendment is needed in order to
36 require the department to give the applicant a decision on completeness
37 within a reasonable time, to identify information needed to make the
38 application complete, and to notify other agencies of the development
39 proposal.

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

1 Executive Proposed Ordinance 94-781 relating to development permit
2 applications, establishing time periods, providing procedures, and specifying
3 application contents.
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6 AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 RELATING
7 TO DEVELOPMENT PERMITS, ESTABLISHING TIME PERIODS, PROVIDING
8 PROCEDURES, AND SPECIFYING APPLICATION CONTENTS- AS
9 PRESENTED IN LEGISLATIVE FORMAT
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13 Page 9, Lines 7 through 19, delete existing language as shown stricken and
14 insert language in bold:
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16 Amend text as follows:
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18 **NEW SECTION. SECTION 15:** There is added to K.C.C. Title 25 a new
19 section to read as follows:

20 Decision time periods-~~((The department shall establish the following target~~
21 ~~time periods for issuing a recommendation and/or decision on a complete~~
22 ~~development permit application:))~~ **A. Except as provided in subsection B, the**
23 **department shall process and make a decision on the following permit**
24 **applications within the time periods specified, which shall commence on**
25 **the date the department determines that the application is complete:**

- 26 ~~((A.))~~ **1. Substantial development permit-210 days**
27 ~~((B.))~~ **2. Shoreline conditional use permit- 270 days**
28 ~~((C. Shoreline redesignation-210 days~~
29 ~~-D. Shoreline variance-210 days))~~

30 **B. ((The department shall not be required to issue a decision by the time**
31 **periods specified in this section for those development permit applications which**
32 **for any reason have been appealed or for which a public hearing has**
33 **commenced-)) The time periods in subsection A shall be suspended as**
34 **follows:**

- 35 **1. When an EIS is being prepared, from the date of the determination**
36 **of significance to the date of issuance of the final EIS;**
37 **2. For any appeal of an application, including an appeal under SEPA;**

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3. For the County's review of any variances or modifications requested by the applicant, except that applicant-requested modifications under section 13B may result in a new time period;

4. When information or modifications are requested by the department pursuant to sections 13A and 14, from the time the department notifies the applicant of the requested information or modifications to the time the information or modification is submitted to the department;

5. For any period of time mutually agreed upon by the department and applicant.

Note: Entire Section is new.

Rationale:

The current language allows the department to only meet a "target" time period. The amendment to section A is needed to require the department to meet specific time periods, and also identifies when the time period will commence. The amendment to section B is needed because there are circumstances when the department should not be required to meet the time periods established, and also allows some flexibility in the time frames if mutually agreed upon by the department and the applicant.

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

1 Executive Proposed Ordinance 94-781 relating to development permit
2 applications, establishing time periods, providing procedures, and specifying
3 application contents.
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6 AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 RELATING
7 TO DEVELOPMENT PERMITS, ESTABLISHING TIME PERIODS, PROVIDING
8 PROCEDURES, AND SPECIFYING APPLICATION CONTENTS- AS
9 PRESENTED IN LEGISLATIVE FORMAT
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13 Page 9, Lines 20 through 33
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15 Amend text as follows:
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17 **NEW SECTION. SECTION 16:** There is added to K.C.C. 21A.40 a new
18 section to read as follows:

19 Decision time periods-~~((The department shall establish the following target~~
20 ~~time periods for issuing a recommendation and/or decision on a complete~~
21 ~~development permit application within the following time periods:))~~ A. Except as
22 provided in subsection B, the department shall issue a report and
23 recommendation to the Hearing Examiner or make a decision, as
24 applicable, on the following permit applications within the time periods
25 specified, which shall commence on the date the department determines
26 that the application is complete:

27 ~~((A-))~~1. Conditional use permit-270 days

28 ~~((B- Variance-150 days))~~

29 ~~((C-))~~2. Special use permit- 270 days

30 ~~((D- Sensitive area exception-150 days))~~

31 B. ~~((The department shall not be required to issue a decision by the~~
32 ~~time periods specified in this section for those development permit~~
33 ~~applications which for any reason have been appealed or for which a~~
34 ~~public hearing has commenced.))~~ The time periods in subsection A shall be
35 suspended as follows:

36 1. When an EIS is being prepared, from the date of the determination
37 of significance to the date of issuance of the final EIS;

38 2. For any appeal of an application, including an appeal under SEPA;

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3. For the County's review of any variances or modifications requested by the applicant, except that applicant-requested modifications under section 21B may result in a new time period;

4. When information or modifications are requested by the department pursuant to sections 21A and 22, from the time the department notifies the applicant of the requested information or modifications to the time the information or modification is submitted to the department;

5. For any period of time mutually agreed upon by the department and applicant.

Note: Entire Section is new.

Rationale:

The current language allows the department to only meet a "target" time period. The amendment to section A is needed to require the department to meet specific time periods, and also identifies when the time period will commence. The amendment to section B is needed because there are circumstances when the department should not be required to meet the time periods established, and also allows some flexibility in the time frames if mutually agreed upon by the department and the applicant.

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

1 Executive Proposed Ordinance 94-781 relating to development permit
2 applications, establishing time periods, providing procedures, and specifying
3 application contents.
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6 AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 RELATING
7 TO DEVELOPMENT PERMITS, ESTABLISHING TIME PERIODS, PROVIDING
8 PROCEDURES, AND SPECIFYING APPLICATION CONTENTS- AS
9 PRESENTED IN LEGISLATIVE FORMAT
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13 Page 11, Line 2

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15 Insert new subsection C to read as follows:

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17 **C. Within 20 days following receipt of an application for preliminary**
18 **short subdivision approval, the department shall mail or provide written**
19 **notice to the applicant that the application is either complete or**
20 **incomplete. If the application is incomplete, the notice shall state what is**
21 **necessary to make the application complete. To the extent known by the**
22 **department, the notice shall identify other agencies of local, state or**
23 **federal governments that may have jurisdiction over some aspect of the**
24 **application. This initial screening by the department is intended to**
25 **determine completeness solely for purposes of applying the time periods**
26 **established in this title.**
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29 Rationale:

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31 The language as written is vague, and does not require a timely response
32 by the department to the applicant. This amendment is needed in order to
33 require the department to give the applicant a decision on completeness
34 within a reasonable time, to identify information needed to make the
35 application complete, and to notify other agencies of the development
36 proposal.
37

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

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Executive Proposed Ordinance 94-781 relating to development permit applications, establishing time periods, providing procedures, and specifying application contents.

AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 RELATING TO DEVELOPMENT PERMITS, ESTABLISHING TIME PERIODS, PROVIDING PROCEDURES, AND SPECIFYING APPLICATION CONTENTS- AS PRESENTED IN LEGISLATIVE FORMAT

Page 12, Line 12

Insert new subsection B to read as follows:

B. Within 20 days following receipt of an application for preliminary subdivision approval, the department shall mail or provide written notice to the applicant that the application is either complete or incomplete. If the application is incomplete, the notice shall state what is necessary to make the application complete. To the extent known by the department, the notice shall identify other agencies of local, state or federal governments that may have jurisdiction over some aspect of the application. This initial screening by the department is intended to determine completeness solely for purposes of applying the time periods established in this title.

Rationale:

The language as written is vague, and does not require a timely response by the department to the applicant. This amendment is needed in order to require the department to give the applicant a decision on completeness within a reasonable time, to identify information needed to make the application complete, and to notify other agencies of the development proposal.

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

1 Executive Proposed Ordinance 94-781 relating to development permit
2 applications, establishing time periods, providing procedures, and specifying
3 application contents.
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6 AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 RELATING
7 TO DEVELOPMENT PERMITS, ESTABLISHING TIME PERIODS, PROVIDING
8 PROCEDURES, AND SPECIFYING APPLICATION CONTENTS- AS
9 PRESENTED IN LEGISLATIVE FORMAT
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13 Page 14, Line 28

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15 Insert new subsection N to read as follows:
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17 **N. Within 20 days following receipt of an application for a binding**
18 **site plan, the department shall mail or provide written notice to the**
19 **applicant that the application is either complete or incomplete. If the**
20 **application is incomplete, the notice shall state what is necessary to make**
21 **the application complete. To the extent known by the department, the**
22 **notice shall identify other agencies of local, state or federal governments**
23 **that may have jurisdiction over some aspect of the application. This initial**
24 **screening by the department is intended to determine completeness solely**
25 **for purposes of applying the time periods established in this title.**
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28 Rationale:
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30 The language as written is vague, and does not require a timely response
31 by the department to the applicant. This amendment is needed in order to
32 require the department to give the applicant a decision on completeness
33 within a reasonable time, to identify information needed to make the
34 application complete, and to notify other agencies of the development
35 proposal.
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(T.P.10)
11622

December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

1 Executive Proposed Ordinance 94-781 relating to development permit
2 applications, establishing time periods, providing procedures, and specifying
3 application contents.
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6 AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 RELATING
7 TO DEVELOPMENT PERMITS, ESTABLISHING TIME PERIODS, PROVIDING
8 PROCEDURES, AND SPECIFYING APPLICATION CONTENTS- AS
9 PRESENTED IN LEGISLATIVE FORMAT
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13 Page 16, Lines 1 through 3, delete language from code as shown stricken and
14 insert new language as shown underscored:
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16 Amend text as follows:
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18 B. ~~((Applications found to contain material error shall not be deemed
19 complete until such material errors are corrected.))~~ Within 20 days following
20 receipt of an application for a conditional use permit or special use permit,
21 the department shall mail or provide written notice to the applicant that the
22 application is either complete or incomplete. If the application is
23 incomplete, the notice shall state what is necessary to make the
24 application complete. To the extent known by the department, the notice
25 shall identify other agencies of local, state or federal governments that may
26 have jurisdiction over some aspect of the application. This initial screening
27 by the department is intended to determine completeness solely for
28 purposes of applying the time periods established in this title.
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31 Rationale:
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33 The language as written is vague, and does not require a timely response
34 by the department to the applicant. This amendment is needed in order to
35 require the department to give the applicant a decision on completeness
36 within a reasonable time, to identify information needed to make the
37 application complete, and to notify other agencies of the development
38 proposal.
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December 12, 1994

Introduced By: Vance

Proposed By: Development Reg Team

Executive Proposed Ordinance 94-781

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AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781- RELATING TO DEVELOPMENT PERMIT APPLICATIONS, ESTABLISHING TIME PERIODS, PROVIDING PROCEDURES, SPECIFYING APPLICATION CONTENTS, AND ADOPTING PURSUANT TO RCW 36.70A, K.C.C. TITLES 7, 23, AND 25- AS PRESENTED IN LEGISLATIVE FORMAT

Add a new section to read as follows:

SECTION 24. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or circumstance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this ordinance or its application to other persons or circumstances.

Rationale:

Each ordinance needs to contain a severability clause for the ordinance.

Greg Nickels
Cynthia Sullivan

December 19, 1994

Introduced By: Chris Vance

1 AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 TO ADOPT TIME
2 LINE (TITLES 7, 23, 25) AS PRESENTED IN LEGISLATIVE FORMAT, DATED
3 12/7/94
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5 Page 1, line 41, amend Section 3 as follows:

6 NEW SECTION. SECTION 3: There is added to K.C.C. (~~Title 16~~) Chapter
7 16.04 a new section to read as follows:

8 Applications-Complete applications. A. For the purposes of determining the
9 application of time periods and procedures adopted by this chapter, applications for permits
10 authorized by (~~this title~~) Chapter 16.04 shall be considered complete as of the date of
11 submittal upon determination by the department that the materials submitted contain the
12 following:

- 13 1. Application forms provided by the department and completed by the applicant;
- 14 2. As applicable, certificates of sewer and water availability from the appropriate
15 purveyors, where sewer and/or water service is proposed to be obtained from a purveyor,
16 confirming that the proposed water supply and/or sewage disposal are adequate to serve the
17 development in compliance with adopted state and local system design and operating
18 guidelines;
- 19 3. Certificate of transportation concurrency from the department of public works;
- 20 4. Certificate of future connection from the appropriate purveyor for lots located
21 within the Urban Growth area which are proposed to be served by onsite or community
22 sewage system and/or group B water systems or private well,
- 23 5. Receipt signed by the fire district verifying application submittal pursuant to
24 K.C.C. 17.10.020E, if applicable;
- 25 6. Identification on the site plan of all easements, deed restrictions, or other
26 encumbrances restricting the use of the property, if applicable;
- 27 7. Proof that the lot or lots are recognized as separate lots pursuant to the
28 provisions of K.C.C. 19.04;
- 29 8. A sensitive area affidavit as provided by K.C.C. 21A.24;
- 30 9. A completed environmental checklist, if required by K.C.C. 20.44, County
31 Environmental Procedures;
- 32 10. Payment of any development permit review fees, excluding impact fees
33 collectible pursuant to K.C.C. Title 27, Development Permit Fees and impact fees
34 (mitigation payment system) collectible pursuant to K.C.C. Title 14; and
35 11. Copies of approved permits that are required to be obtained prior to the
36 proposed application.

T.P.12

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2 12. All structural/mechanical plans consistent with uniform code requirements
3 adopted by this title.

4 ~~13. For clearing and grading permits only:~~

5 ~~a. A legal description of the property,~~

6 ~~b. A 1:2000 scale vicinity map with a north arrow,~~

7 ~~c. Grading plans including;~~

8 ~~(1) Horizontal and vertical scale,~~

9 ~~(2) Size and location of existing improvement within 50 feet of the project,~~
10 ~~indicating which will remain and which will be removed,~~

11 ~~(3) Existing and proposed contours at maximum five foot intervals, and~~
12 ~~extending for 100 feet beyond the project edge,~~

13 ~~(4) At least two cross sections, one in each direction, showing existing and~~
14 ~~proposed contours and horizontal and vertical scales, and~~

15 ~~(5) Temporary and permanent erosion sediment control facilities.~~

16 ~~d. The following plans must be stamped and signed by a registered civil~~
17 ~~engineer, licensed to practice in the State of Washington,~~

18 ~~(1) Permanent drainage facilities,~~

19 ~~(2) Structures to be built or construction proposed in land slide hazard~~
20 ~~area, and~~

21 ~~(3) Proposed construction or placement of a structure.~~

22 B. Applications found to contain material errors shall not be deemed complete
23 until such material errors are corrected.

24 C. The director may waive specific submittal requirements determined to be
25 unnecessary for review of an application.

26 Rationale: This technical amendment clarifies the distinction between the contents of a
27 completed application for a grading permit compared to a completed application for a
28 building permit. Section 3 of Proposed Substitute Ordinance No. 94-871 establishes a
29 single set of requirements for all the permits governed by Title 16, including grading
30 permit applications, as well as building permit applications. By requiring the submission
31 of all of the components of a building permit application before the grading permit
32 application is deemed complete, the proposed regulation will prohibit a phased site
33 development. This is a common practice among school districts and other developers of
34 complex projects.

35 In order to restore the existing process, Section 3 should be amended to address the
36 requirements of a building permit application.

T.P.13

Greg Nickels
Cynthia Sullivan
Chris Vance

December 19, 1994

Introduced By:

1 AMENDMENT TO EXECUTIVE PROPOSED ORDINANCE 94-781 TO ADOPT TIME
2 LINE (TITLES 7, 23, 25) AS PRESENTED IN LEGISLATIVE FORMAT, DATED
3 12/7/94
4

5 Page 3, line 33, delete existing language and replace New Section. Section 4 as follows:

6 NEW SECTION. SECTION 4: There is added to K.C.C. Chapter 16.82 a new
7 section to read as follows:

8 Applications-Complete applications. A. For the purposes of determining the
9 application of time periods and procedures adopted by this chapter, applications for permits
10 authorized by Chapter 16.82 shall be considered complete as of the date of submittal upon
11 determination by the department that the materials submitted contain the following:

12 I. For clearing and grading permits:

13 a. A legal description of the property'

14 b. a 1:2000 scale vicinity map with a north arrow.

15 c. Grading plans including:

16 (1) Horizontal and vertical scale.

17 (2) Size and location of existing improvement within 50 feet of the
18 project, indicating which will remain and which will be removed.

19 (3) Existing and proposed contours at maximum five foot intervals, and
20 extending for 100 feet beyond the project edge.

21 (4) At least two cross-sections, one in each direction, showing existing
22 and proposed contours and horizontal and vertical scales, and

23 (5) Temporary and permanent erosion-sediment control facilities.

24 d. The following plans must be stamped and signed by a registered civil
25 engineer, licensed to practice in the State of Washington.

26 (1) Permanent drainage facilities.

27 (2) Structures to be built or construction proposed in land slide hazard
28 area, and

29 (3) Proposed construction or placement of a structure.

- 1 2. A completed environmental checklist, if required by K.C.C. 20.44, County
- 2 Environmental Procedures;
- 3 3. Satisfaction of all requirements for grading permits under K.C.C. 16.82.060.
- 4 B. Applications found to contain material errors shall not be deemed complete
- 5 until such material errors are corrected.
- 6 C. The director may waive specific submittal requirements determined to be
- 7 unnecessary for review of an application.

8 Rationale: This technical amendment clarifies the distinction between the contents of a
9 completed application for a grading permit compared to a completed application for a
10 building permit. Section 3 of Proposed Substitute Ordinance No. 94-871 establishes a
11 single set of requirements for all the permits governed by Title 16, including grading
12 permit applications, as well as building permit applications. By requiring the submission
13 of all of the components of a building permit application before the grading permit
14 application is deemed complete, the proposed regulation will prohibit a phased site
15 development. This is a common practice among school districts and other developers of
16 complex projects.

17 New Section 4 should be added to address the requirements of a grading permit
18 application.

11622

Amendment to Proposed Ordinance 94-_____

Sponsored by: Vance

Insert just prior to the severability clause at the end of the ordinance the following new section:

SECTION : Amendments to this ordinance as passed by the council on December 19, 1994 are set forth in Attachment __ to this ordinance and are incorporated by reference herein. Due to the number and length of the ordinances required by the Growth Management Act to be passed by the end of the year to amend county development regulations and the unavailability of a reliable electronic text version of the proposed ordinance as introduced, it may not be possible to prepare an ordinance that incorporates amendments within each section prior to the charter deadline for transmitting the adopted ordinance to the executive. The clerk is hereby authorized to transmit the ordinance with amendments set forth in a attachment, or, if time allows, to incorporate the amendments within each section.

NOTE: This amendment has been incorporated into this ordinance.