

May 5, 1998  
98-092sub/rb

Introduced By: Brian Derdowski

Proposed No.: 98-092

ORDINANCE NO. **13164**

AN ORDINANCE relating to subdivisions, amending  
Ordinance 9543, Section 11 and K.C.C. 19.26.120.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 9543, Section 11, as amended, and K.C.C. 19.26.120 are each  
hereby amended to read as follows:

Preliminary decision. A. Following acceptance of a complete application and  
fulfillment of the applicant process and procedure requirements of Ordinance 12196 the  
department shall make a preliminary decision supported by written findings based on the  
following factors:

1. Conformance with adopted county and state rules and regulations in effect on the  
date the complete application was received. Such rules and regulations include, but are not  
limited to: RCW 58.17; SEPA (RCW Ch. 43.21C) as implemented by K.C.C. Ch. 20.44;  
K.C.C. Title 21A, Zoning; K.C.C. 14.42, Road Standards; K.C.C. 9.04, Surface Water  
Runoff; K.C.C. Title 25, Shoreline Management, K.C.C. 19.26, Short Subdivisions; K.C.C.  
Title 17, Fire Code; Title 13, Sewer and Water Service; administrative rules adopted pursuant  
to K.C.C. 2.98 to implement any such code or ordinance provision; King County board of  
health rules and regulations; and county approved utility comprehensive plans; and  
conformance with applicable private restrictions and covenants.

1           2. Consideration of the recommendations or comments of those agencies having  
2 pertinent expertise or jurisdiction.

3           B. The preliminary decision shall become effective fourteen calendar days after date  
4 of issuance of the notice unless the appeal period is extended for an additional seven days (if  
5 WAC 197-11-340(2)(a) applies).

6           C. Short subdivision preliminary approvals shall be valid for thirty-six months. All  
7 short subdivisions which had preliminary approval as of July 1, 1996 and unable to obtain  
8 final short plat approval due to imposition of a water moratorium, shall be granted an  
9 extension of twelve months after official notice that the moratorium has been lifted;  
10 provided however, that no plats receiving preliminary approval after July 1, 1996 shall be  
11 eligible for this extension. In order to obtain this extension an applicant must make a  
12 written request to the department of development and environmental services within one  
13 year of the effective date of this ordinance. In granting an extension pursuant to this  
14 subsection, the department may impose additional conditions for final approval consistent  
15 with the current county adopted standards and policies in effect at the time such extension  
16 is granted.

17           D. If any condition is not satisfied and the final short plat is not recorded within the  
18 approval period the short subdivision approval shall be null and void. If all conditions have  
19 been satisfied and all required documents have been submitted within the approval period,  
20 the department may grant a single extension of up to ninety days to obtain additional  
21 information or for the processing and recording of final short plat documents. Applicants  
22 will have a maximum of ~~(30)~~ thirty days to comply with requests for additional information  
23 made within the extension period.

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((D))E. All construction and site development activities related to the short subdivision are prohibited until the preliminary decision becomes effective or until authorized by any required plan approval required as a condition of preliminary short subdivision approval.

INTRODUCED AND READ for the first time this 9th day of February, 1998.

PASSED by a vote of 12 to 0 this 18th day of May, 1998.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

*Louise Miller*  
Chair

ATTEST:

*Zimmerman*  
Clerk of the Council

APPROVED this 28 day of May, 1998.

*Spencer*  
King County Executive