



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**July 14, 2009**

**Ordinance 16593**

**Proposed No.** 2009-0172.2

**Sponsors** Hague

1 AN ORDINANCE relating to permit timelines; and  
2 amending Ordinance 13694, Section 56, as amended, and  
3 K.C.C. 19A.12.020 and Ordinance 13694, Section 58, as  
4 amended, and K.C.C. 19A.12.040.

5  
6 SECTION 1. Ordinance 13694, Section 56, as amended, and K.C.C. 19A.12.020  
7 are each hereby amended to read as follows:

8 A. Preliminary subdivision approval shall be effective for a period of sixty  
9 months.

10 B. Preliminary subdivision approval shall be considered the basis upon which the  
11 applicant may proceed toward development of the subdivision and preparation of the  
12 final plat subject to all the conditions of the preliminary approval.

13 C. If the final plat is being developed in divisions, and final plats for all of the  
14 divisions have not been recorded within the time limits provided in this section,  
15 preliminary subdivision approval for all unrecorded divisions shall become void. The  
16 preliminary subdivision for any unrecorded divisions must again be submitted to the

17 department with a new application, subject to the fees and regulations applicable at the  
18 time of submittal.

19 D. An urban planned development permit, fully contained community permit, or  
20 development agreement approved pursuant to K.C.C. chapter 21A.39 may extend the  
21 preliminary approval period beyond sixty months for any preliminary subdivision  
22 approved simultaneous or subsequent to the urban planned development permit or fully  
23 contained community permit. Such extensions may be made contingent upon satisfying  
24 conditions set forth in the urban planned development permit, fully contained community  
25 permit or development agreement. In no case shall the extended preliminary approval  
26 period exceed the expected buildout time period of the urban planned development or  
27 fully contained community as provided in the urban planned development permit, fully  
28 contained community permit or development agreement. This section shall apply to any  
29 approved urban planned development permit, fully contained community permit or  
30 development agreement in existence on January 1, 2000, or approved subsequent to  
31 January 1, 2000.

32 E. For any plat with more than four hundred lots that is also part of the county's  
33 four to one program, the preliminary subdivision approval shall be effective for eighty-  
34 four months. This subsection applies to any preliminary plat approved by either the  
35 council or the hearing examiner, or both, on or after January 1, 1998, that relates to a four  
36 to one program with proposed plats containing more than four hundred lots.

37 F. For any plat with more than fifty lots where fifty percent or more of those lots  
38 will constitute affordable housing which is housing for those that have incomes of less  
39 than eighty percent of median income for King County as periodically published by the

40 United States Department of Housing and Urban Development, or its successor agency,  
41 and at least a portion of the funding for the project has been provided by federal, state or  
42 county housing funds, the preliminary subdivision shall be effective for seventy-two  
43 months. This subsection applies to any plat that has received preliminary approval on or  
44 after January 1, 1998.

45 G.1. For any plat that has received preliminary approval on or after December 1,  
46 2003, the preliminary subdivision approval shall be valid for a period of eighty-four  
47 months, if the applicant:

48 a. makes a written request to the department to extend the period of validity;

49 b. is current on all invoices for work performed by the department on the  
50 subdivision review; and

51 c. agrees in writing that the department may make revisions to the fee estimate  
52 issued by the department under K.C.C. 27.02.065.

53 2. For any plat that received preliminary approval on or after December 1, 2003,  
54 pursuant to K.C.C. 21A.55.060, the preliminary subdivision approval shall be valid for a  
55 period of one hundred and eight months, if the applicant:

56 a. makes a written request to the department to extend the period of validity;

57 b. is current on all invoices for work performed by the department on the  
58 subdivision review; and

59 c. agrees in writing that the department may make revisions to the fee estimate  
60 issued by the department under K.C.C. 27.02.065.

61           3. This subsection shall retroactively apply to any plat that has received  
62 preliminary approval on or after December 1, 2003. This subsection expires December  
63 31, 2011.

64           SECTION 2. Ordinance 13694, Section 58, as amended, and K.C.C. 19A.12.040  
65 are each hereby amended to read as follows:

66           Preliminary approval of a short subdivision shall be effective for a period of sixty  
67 months, except:

68           A. The approval period shall be eighty-four months for any short plat that was  
69 part of a development agreement or interlocal agreement entered into after January 1,  
70 1996, that included at least four hundred acres of open space dedications and urban land  
71 designations at a four-to-one ratio; and

72           B.1. For any short plat that has received preliminary approval on or after  
73 December 1, 2003, the preliminary subdivision approval shall be valid for a period of  
74 eighty-four months, if the applicant:

- 75           a. makes a written request to the department to extend the period of validity;
- 76           b. is current on all invoices for work performed by the department on the short  
77 subdivision review; and
- 78           c. agrees in writing that the department may make revisions to the fee estimate  
79 issued by the department under K.C.C. 27.02.065.

80           2. ~~((For any plat that received preliminary approval on or after December 1,~~  
81 ~~2003, pursuant to K.C.C. 21A.55.060, the preliminary subdivision approval shall be valid~~  
82 ~~for a period of one hundred and eight months, if the applicant:~~

- 83           a. ~~makes a written request to the department to extend the period of validity;~~

84            ~~b. is current on all invoices for work performed by the department on the~~  
85            ~~subdivision review; and~~

86            ~~e. agrees in writing that the department may make revisions to the fee estimate~~  
87            ~~issued by the department under K.C.C. 27.02.065.~~

88            3.) This subsection shall retroactively apply to any short plat that has received  
89            preliminary approval on or after December 1, 2003. This subsection expires December  
90            31, 2011.

91            SECTION 3. If any provision of this ordinance or its application to any person or

92

93 circumstance is held invalid, the remainder of the ordinance or the application of the  
94 provision to other persons or circumstances is not affected.  
95

Ordinance 16593 was introduced on 3/9/2009 and passed by the Metropolitan King  
County Council on 7/13/2009, by the following vote:


Yes: 8 - Mr. Constantine, Mr. Ferguson, Ms. Lambert, Mr. von Reichbauer,  
Mr. Gossett, Mr. Phillips, Ms. Patterson and Mr. Dunn  
No: 0  
Excused: 1 - Ms. Hague

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Dow Constantine, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 24<sup>th</sup> day of July, 2009.



Kurt Triplett, County Executive

Attachments      None

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CLERK  
KING COUNTY COUNCIL