

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



CO00023067

ORDINANCE NO. 95-045

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 19.20
RELATING TO THE TERM OF PRELIMINARY PLAT APPROVAL

WHEREAS, the county executive and county council have identified regulatory reform of land use regulations as a high priority for county government; and

WHEREAS, with the assistance of the county council, the county executive and prosecuting attorney have established a regulatory reform process to make land use regulations more understandable to the public and more easily implemented by the county; and

WHEREAS, this ordinance is a result of that process;

THEREFORE, BE IT ORDAINED:

Section 1. Snohomish County Code Section 19.20.010, last amended by Ord. 90-156 on September 26, 1990, is amended to read:

19.20.010 Preliminary plat approval - Term.

(1) Approval of a preliminary plat shall be effective for ~~((three))~~ five years from the date of approval unless extended as provided for herein. Upon written application therefor by the applicant or his successor, filed with the department at least 30 days prior to the expiration of approval, the director shall extend the approval for not more than one additional one-year period, if in the opinion of the director, the applicant has attempted in good faith to submit the final plat within the ~~((three-year))~~ five-year period in accordance with preliminary plat approval procedures of this title and chapter 2.02 SCC. Approval may be further extended for an additional period not to exceed four months by the county council concurrent with the council's consideration of final plat approval pursuant to SCC 19.40.010(9).

(2) Nothing contained herein shall prohibit the applicant, during the effective life of the preliminary plat approval, from developing his subdivision and requesting final approval by divisions; PROVIDED That, no deviation from the general scheme of the preliminary plat as approved may be permitted in any manner other than by the procedures set out herein governing the approval of preliminary plats.

Section 2. Transition. In addition to applications filed after the effective date of this ordinance, this ordinance shall apply to:

- (a) any pending subdivision application; and

(b) any approved preliminary plat which has not expired prior to the effective date of this ordinance. The term of approval remaining for any preliminary plat that qualifies under this subsection is 5 years where no extension has been granted, less the time period from the date of preliminary plat approval to the effective date of the ordinance, and 6 years if an extension has been granted by the director, less the time period from the date of preliminary plat approval to the effective date of the ordinance. Any preliminary plat to which the provisions of this subsection apply may be considered for a one year extension pursuant to SCC 19.20.010 if such extension was not granted prior to the effective date of this ordinance.

Section 3. Effective date. This ordinance shall take effect July 20, 1995.

PASSED this 5th day of July ~~June~~ 1995

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

Karen Miller
Chairperson

ATTEST:

Shila McCallister
Clerk of the Council, *asst.*

- APPROVED
 VETOED
 EMERGENCY

DATE:

7/10/95
[Signature]
County Executive

ATTEST:

Marilyn B. Abel

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