

Chapter 21A-24
Rules and Regulations of the
Department of Development and Environmental Services

Sensitive Areas: Notice on Title

Effective Date: May 10, 1991 Document No. _____
Amended: January 9, 1995

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21A-24-940 Definitions:

A. Department. "Department" means the Department of Development and Environmental Services of King County.

21A-24-941 Purpose. It is the purpose of these rules to implement the notice provisions of K.C.C. 21A.24.170 and 21A.24.180 and to set forth the contents of such notice to be placed upon the title of property containing a sensitive area or buffer.

21A-24-942 Contents of Required Notice. A. The notice to be placed on the title of property showing the presence of sensitive areas, as required by K.C.C. 21A.24.170, shall be entitled "Sensitive Area Notice" and shall contain the following language:

This property contains sensitive areas and/or sensitive area buffers, as defined by the King County Sensitive Areas Ordinance No. 9614, codified in K.C.C. Title 21A. The provisions of the Sensitive Areas Ordinance apply to this property. Limitations may exist on actions in or affecting the sensitive areas or their buffers present on this property. For further information

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regarding such limitations, please contact the Department of Development and Environmental Services of King County or its successor agency. This notice shall run with the land and shall not be removed except upon specific written authorization recorded by King County. Any subsequent subdivision, lot line adjustment or other division of this property may affect the presence of sensitive areas or their buffers on individual lots.

B. On the face of the notice shall be included the parcel number and street address, if available, of the property to which the notice applies.

C. The owner of the property to which the notice applies shall certify in a signed and notarized statement that (s)he or it is an owner of the property. This certification shall be included on the face of the notice.

21A-24-943 Attached Legal Description. A legal description of the property to which the notice applies, set forth on a separate page, shall be attached to and included as part of the Sensitive Area Notice. The property owner's signature shall be included in the lower right corner of this separate page.

21A-24-944 Attached Site Plan. A. To the extent required by K.C.C. 21A.24.180, a site plan identifying sensitive area setback areas shall be attached to and included as part of the Sensitive Area Notice. If the site plan is oversized, it shall be reduced to 8 1/2 " x 14" or less. The sensitive area setback area shall include the sensitive area and its buffer. The division may require that the site plan be included on a single page.

B. If the setback area is surveyed, the site plan shall include the surveyed location of the setback area. If the setback area is not surveyed, the site plan shall include the approximate location of the setback area.

C. If the entire property to which the notice applies is a sensitive area, the site plan shall contain a written statement identifying the entire property as a sensitive area.

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D. Prior to attaching the site plan to the notice for recording, the department shall review the depiction of sensitive area setback areas on the site plan. The depiction shall be for informational purposes only, and setback areas may be established or modified by the department, based on additional and/or subsequent evaluation.

21A-24-945 Single Notice on Multiple Properties. Where multiple properties containing sensitive areas are subject to the same permit application, are reflected in a single site plan and have the same owner(s), the department may authorize or require that a single notice be recorded for such properties. Attached to this single notice shall be any required site plan showing all properties and a legal description for each property.

21A-24-946 Proof of Notice. Proof that the Sensitive Area Notice was filed for record with the King County Records and Elections Division, or its successor, shall be submitted to King County as required by K.C.C. 21A.24.170. Such proof shall include a copy of all pages of the notice and attachment(s), time-stamped by the King County Records and Elections Division at the time of recording.

21A-24-947 Severability. If a provision of the rules contained herein or its applicability to any person or circumstance is held invalid, the remainder of the provisions of these rules or the application of the provision to other persons or circumstances shall not be affected.