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SNOHOMISH COUNTY COUNCIL

AMENDED

ORDINANCE NO. 86-024

AMENDING SNOHOMISH COUNTY CODE
TITLE 20, RELATING TO SHORT SUBDIVISION CODE

BE IT ORDAINED:

Section 1. That SCC, Title 20, section 20.08.100, adopted by Resolution on August 28, 1972, is amended to read:

20.08.100 Short subdivision. "Short subdivision" is the division or redivision of land into four (4) or [~~less~~] fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or [~~development~~] transfer of ownership].

Section 2. That SCC, Title 20, section 20.12.030(2), adopted by Resolution on August 28, 1972, is repealed.

Section 3. That SCC, Title 20, section 20.12.050, last amended by Ordinance 85-072 adopted August 7, 1985, is amended to read:

20.12.050 Redivisions of Land.

(1) Within a Short Subdivision. Land within a short subdivision, the short plat of which has been approved within five (5) years immediately preceding, may not be further divided in any manner, until a final plat thereof has been approved and filed for record pursuant to Snohomish County regulations concerning the subdivision of property into five (5) or more lots, tracts, or parcels. After five (5) years, further divisions may be permitted by a parcel owner when otherwise consistent with the then current regulations of Snohomish County; provided, that when the subdivider owns more than one lot within a short subdivision, he may not divide the aggregate total into more than four (4) lots.

Where there have been no sales of any lots in a short subdivision, nothing contained in this section shall prohibit a subdivider from completely withdrawing his entire short plat and thereafter presenting a new application.

(2) Within a Recorded Plat. Unless otherwise restricted by resolution or county ordinance, lots recorded pursuant to Title 19, Snohomish County Subdivision Resolution, may be redivided pursuant to the requirements of Title 20; except that, any such redivision of a lot within a recorded plat approved subsequent to

August 11, 1969, which would in any way alter the boundaries of said lot shall be subject to all requirements of Title 19.

(3) Within an Exempt Subdivision. Land within a subdivision exempted from plat or short plat requirements by RCW 58.17.040 (2) or SCC Section 20.12.020 (7) may not be further subdivided in any manner within five (5) years immediately following the date of exempt subdivision so as to create any nonexempt lot, tract or parcel until a final plat thereof has been approved and filed for record pursuant to Snohomish County regulations concerning the subdivision of property into five (5) or more lots, tracts or parcels; provided, that the above prohibition shall not apply as to lots, tracts or parcels conveyed to purchasers for value ~~(
provided-further-that-nonexempt-subdivision-may-be-approved
through-the-procedures-of-this-title-if-the-total-number-of-exempt
and-nonexempt-lots-within-the-boundaries-of-the-original-exempt
subdivision-does-not-exceed-four-(4)-~~

For the purpose of this subsection, the phrase "date of exempt subdivision" shall mean the date of creation of an exempt subdivision as shown by documents of sale or lease, filing of maps or surveys thereof with the county auditor or planning department, or such other similar proof as is considered sufficient by the planning department. After five (5) years, further divisions may be permitted by a parcel owner when otherwise consistent with the then current regulations of Snohomish County.

(4) Contiguous Lot Limitation. Any nonexempt redivision of land authorized by paragraphs (1), (2) and (3) above which would result in the subdivider owning more than four (4) contiguous lots, whether such lots be platted, short platted or unplatted lots, shall be subject to all requirements of Title 19, Snohomish County Subdivision Resolution.

Section 4. That SCC, Title 20, section 20.20.070, adopted by Resolution on August 28, 1972, is amended to read:

20.20.070 Department procedure on application. (1) The planning department shall distribute one (1) copy of the short plat to each of the following:

A. County health district;

B. County engineering department;

C. Washington State Department of Transportation, if the short plat application covers property located adjacent to the right-of-way of a state highway.

~~[(E)]~~ D. Any other federal, state or local agencies as may be relevant.

(2) The planning department shall then set a date for return of findings and recommendations from each relevant agency, the date to be ten (10) working days from the date of application, provided, however, that the Department of Transportation shall have fourteen (14) days from the date of receipt in which to make findings and recommendations. If the findings and recommendations

are not so returned, then the planning department may make such findings as it deems just.

Section 5. That SCC, Title 20, section 20.20.120, last amended by Resolution adopted September 15, 1975, is amended to read:

20.20.120. Final approval and recording. When the short subdivision and the short plat thereof meet all the requirements therefor and will serve the public use and interest, and meet all applicable zoning and land use controls and the subdivider has provided all of the required documentation and certification, then findings of fact to that effect and written approval shall be inscribed upon the face of the short plat. The action approving a short plat shall become effective if, within five (5) working days, the applicant shall have filed for record with the auditor of Snohomish County a declaration of short subdivision and the short plat thereof. The original declaration of short subdivision and the short plat thereof, upon recording, shall be processed in accordance with procedures established regarding plats.

Dated this 14th day of May, 1986.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Bruce Agnew
Chairman

Nathaniel J. Norton
Clerk of the Council

- () APPROVED
- () EMERGENCY
- () VETOED

DATE 5-21-86
[Signature]
County Executive

ATTEST: Heldur Colwell
_____, DPA
Approved as to form