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EXEC

SNOHOMISH COUNTY COUNCIL



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MAY 21 1987

ORDINANCE NO. 87-031
AMENDING SNOHOMISH COUNTY CODE
TITLE 19, CHAPTER 19.08,
RELATING TO REPEALED 20A SCC

WDT

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BE IT ORDAINED:

Section 1. That SCC, Title 19, section 19.08.020, last amended by Ord. 86-096 adopted September 15, 1986, is amended to read:

19.08.020 Exceptions. The provisions of this title shall not apply to:

- (1) Cemeteries and other burial plots while used for that purpose.
- (2) Divisions made by testamentary provisions or the laws of descent.
- (3) Mobile home parks when established pursuant to the provisions of Chapter 18.55, mobile home park standards of the Snohomish County Zoning Code.
- (4) Boundary line adjustments.
- (5) Condominium plats, when prepared and filed in accordance with the horizontal regime act, RCW 64.32.
- (6) Assessor's plats, when prepared and filed in accordance with the provisions of RCW 58.18.010; Provided that the provisions of Section 19.16.010(1) and 19.28.060 shall be complied with.
- (7) Division of land into lots, tracts or parcels, each of which is one thirty-second (1/32) of a section of land or larger, or twenty (20) acres of land or larger, if not definable as a fraction of a section of land;
- (8) Divisions of land into lots or tracts classified for industrial or commercial use when the council or hearing examiner has approved a binding site plan for the use of the land in accordance with Snohomish County Code: PROVIDED, that when a binding site plan authorizes a sale or other transfer of ownership of a lot, parcel, or tract, the binding site plan shall be filed for record in the county auditor's office on each lot, parcel, or tract created pursuant to the binding site plan; PROVIDED FURTHER, that the binding site plan and all of its requirements shall be legally enforceable on the purchaser or other person acquiring ownership of the lot, parcel, or tract: AND PROVIDED FURTHER, that sale or transfer of such a lot, parcel, or tract in violation of the binding site plan, or without obtaining binding site plan approval, shall be considered a violation of Chapter 58.17 RCW and

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shall be restrained by injunctive action and be illegal as provided in Chapter 58.17 RCW.

(9) Large lot subdivision, as defined herein, where:

A. Prior to [~~(July-30-1979)~~] September 16, 1986 actual subdivision occurred or intent to subdivide was demonstrated through one or more of the following actions:

1. There was filed with the Snohomish County Planning Department a large lot subdivision map [~~(and-legal-descriptions)~~] of lots contained therein, or

2. There was filed with the Snohomish County Auditor a record of survey of tracts to be subdivided, or

3. There was filed with the Snohomish County Assessor a tax segregation of the tracts to be subdivided, or

4. There were sales and/or transfers of interest in tracts or parcels;

PROVIDED, that said exemptions shall only apply to those specific tracts actually sold or transferred or actually depicted on a map filed with the county pursuant to 1 through 4 above;

[(OR

~~B.--An-application-which-meets-the-requirements-of-SEC 19.22.040-was-filed-subsequent-to-July-30-1979-but-prior-to September-15-1986-pursuant-to-former-Title-20A-SEC, provided that-any-such-application-must-be-or-have-been-processed-pursuant to-the-procedural-requirements-of-former-Title-20A-SEC.)]~~

PROVIDED FURTHER that all such large lot subdivisions listed [~~(in subsections-A-and-B)~~] above must comply with all other minimum requirements of applicable state laws and all applicable legal access and zoning requirements of the Snohomish County zoning code; PROVIDED FURTHER that all large lot subdivisions not meeting the conditions as set forth in this section shall be governed by, and be subject to the provisions of this ordinance.

Dated this 20th day of May, ¹⁹⁸⁷~~1986~~

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Shelby Bartholomew
Chairman

Kathleen J. Morton
Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE May 26, 1987

John Martinis
County Executive

JOHN MARTINIS
Deputy Executive

PUBLISHED _____

Sue A. Tanner, DPA

Approved as to form only