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SNOHOMISH COUNTY
EXECUTIVE OFFICE

APR 28 1988

SNOHOMISH COUNTY COUNCIL



CO00026943

WDT GW PCK
JAM KLB *5/3* WBD

ORDINANCE NO. 88-021
AMENDING SNOHOMISH COUNTY CODE
TITLE 19, CHAPTERS 19.16 and 19.22 RELATING TO
NOTICE AND SUBMITTAL REQUIREMENTS FOR
LARGE AND SMALL LOT SUBDIVISIONS

BE IT ORDAINED:

Section 1. That SCC, Title 19, section 19.16.040, last amended by Ord. 87-059 adopted July 22, 1987, is amended to read:

19.16.040 Notice of application and hearing.

(1) For small lot subdivision applications, notice of the public hearing to be held before the hearing examiner shall be given in each of the following manners not less than fifteen (15) calendar days prior to the hearing:

(A) The applicant shall post on the subject property at least two (2) signs, one sign on each frontage abutting a public right-of-way or at the point of access to the property. Signs for posting shall be provided to the applicant by the county. Such posting shall be evidenced by submittal of a verified statement regarding the date and location of posting.

(B) The planning division of the department of planning and community development shall provide notice of hearing in the following manner:

(i) Publication of one notice in a newspaper of general circulation within the county;

(ii) Publication in a newspaper of general circulation within the area where the real property which is proposed to be subdivided is located;

(iii) Mailed notice to each taxpayer of record within five hundred (500) feet of any portion of the boundary of the proposed subdivision, provided further that owners of real property located within five hundred feet of any portion of the boundaries of such adjacently located parcels of real property that are owned by the owner of the real property proposed to be subdivided shall also be notified.

(iv) Mailed notice to any city or town whose municipal boundaries are within one (1) mile of the proposed subdivision; to the Department of Transportation on every proposed subdivision located adjacent to the right-of-way of a State Highway or within two (2) miles of the boundary of a state or municipal airport; [~~to the State Department of Ecology if the proposed subdivision is wholly or partially situated in a flood control zone, as provided in RCW 86-16;~~] and to any other federal, state or local agency as deemed appropriate by the [~~director~~] department.

ORDINANCE AMENDING SCC, TITLE 19
RELATING TO NOTICE/SUBMITTAL REQMTS
LARGE/SMALL LOT SUBDIVISIONS
Page 1

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s;ord19 cms8

(C) All hearing notices required by this section (1) shall include the date, time and place of the public hearing, and a description of the location of the proposed subdivision in the form of either a vicinity location sketch or a written description, other than a legal description.

(2) For large lot subdivision applications, the notice requirements shall be as follows:

(A) After the filing of a large lot subdivision application, the department shall give public notice in the following manner:

(i) Within ten (10) days after filing, publication of one notice in a newspaper of general circulation within the county; and publication in a newspaper of general circulation within the area where the real property which is proposed to be subdivided is located;

(ii) At least ten (10) days after the filing of the application, notice of filing of application shall also be mailed, at a minimum to the owner of each lot or parcel of property located within five hundred (500) feet of the site.

(iii) Notice of filing shall also be mailed to any city or town whose municipal boundaries are within one mile of the proposed subdivision; to the Department of Transportation on every proposed subdivision located adjacent to the right-of-way of a state highway or within two miles of the boundary of a state or municipal airport; [~~to the State Department of Ecology if the proposed subdivision is wholly or partially situated in a flood control zone, as provided in RCW 86-16;] and to any other federal, state or local agency as deemed appropriate by the department.~~

(B) The applicant shall post notice as described in 19.16.040(2)(C) for seventeen (17) consecutive days, beginning no later than three (3) days from the date of publication, on or around the land proposed to be subdivided in at least five (5) conspicuous places designed to attract public awareness of the proposal, including one sign on each frontage abutting a public right-of-way or at the point of access to the property. Signs for posting shall be provided to the applicant by the county. Such posting shall be evidenced by submittal of a verified statement regarding the date and location of posting.

(C) All public notices required by this section (2) shall include a description of the location of the proposed subdivision in the form of either a vicinity location sketch or a written description, other than a legal description, a notification that no public hearing will be held on the application except as provided in SCC 19.16.050(2)(A) and (B) and instructions and time frames for making written comments.

(D) Any person has a period of twenty (20) days from the date of publication to comment upon the proposed preliminary plat. All comments received shall be provided to the applicant. The applicant has seven (7) days from receipt of the comments to respond thereto.

Section 2. That SCC, Title 19, subsection 19.22.040 (4), last amended by Ord. 87-104 adopted December 2, 1987, is amended to read:

19.22.040 Content and Supporting Documents - Small Lot Subdivision.

The following information shall be shown on the preliminary plat map:

. . .

- (4) Plat representation, to contain:
- a. The boundary lines of the tract to be subdivided.
 - b. The development status of contiguous land including the name of any adjacent plats;
 - c. The zoning boundary lines, if any;
 - d. The approximate dimensions of each lot;
 - (i) Lots shall be numbered consecutively through the total number of lots in the preliminary plat. No letters shall be used for tract designations;
 - (ii) In the case of a replat, the lots, blocks, streets, alleys, easements and parks of the original plat shall be shown by dotted lines in their proper positions in relation to the new arrangement of the plat, the new plat being so clearly shown in solid lines as to avoid ambiguity.
 - e. Contour lines with intervals sufficient to clearly show drainage, slopes and road grades within the proposed development and within 200 feet of external boundary lines of the plat. The intervals shall be two (2) or five (5) feet. All contours shall be referenced to mean sea level. Slopes shall be determined in accordance with SCC 18.46.030 on one copy of the plat;
 - f. The names, locations and widths of all existing streets, road rights-of-way, easements, other public ways, water courses and major transmission facilities, rights-of-way, within the proposed development and within two hundred (200) feet of the external lot lines of the plat;
 - g. The layout and widths of proposed rights-of-way and easement lines within the plat;
 - h. All existing structures within the preliminary plat and all existing structures within 25 feet of the external lot lines of the plat shall be shown in their approximate locations;
 - i. Natural drainage courses and probable alterations which will be necessary to handle the expected drainage from the plat;
 - j. All parcels of land intended to be dedicated or reserved for public use or to be reserved in the deeds for the common use of the property owners of the subdivision with the purposes clearly indicated;
 - k. In any subdivision to be served by on-site sewage disposal systems, the preliminary plat shall show the location of soil test sites and provide soil analysis data as is required by the Snohomish Health District;

1. Identification of any areas proposed to be significantly altered by fill or excavation or having fill presently in place which could significantly impact plat development.

m. Base flood elevation data, pursuant to Title 27.24.010(C)(4) when proposed subdivision is located in part or wholly within a flood hazard area.

Section 3. That SCC, Title 19, subsection 19.22.060 (2), last amended by Ord. 87-104 adopted December 2, 1987, is amended to read:

19.22.060 Content and Supporting Documents - Large Lot Subdivision. Preliminary plat applications for large lot subdivisions shall include the following:

. . .

- (2) Twenty-one (21) copies of a preliminary plat, depicting the following items:
- a. Plat name;
 - b. The name, address and telephone number of the applicant;
 - c. The name, address and telephone number of the applicant's representative, if any.
 - d. A certification by the applicant showing the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm, or corporation in any manner connected with the development and the names, addresses and telephone numbers of all such persons, firms or corporations;
 - e. The legal descriptions of the boundaries of the land to be subdivided;
 - f. The number and, unless subdivisionally described, square footage computation, of each lot with sufficient accuracy to show that each such lot contains at least sufficient footage to meet minimum zoning and large lot subdivision requirements;
 - g. The desired plat map scale shall be a minimum of one inch equals two hundred feet (1"=200');
 - h. The date, scale and north arrow;
 - i. The source of water supply and, if a public system is used, the name of the supplier;
 - j. The method of sewage disposal and, if sanitary sewer is used, the name of the district having management over the system; where on-site disposal systems are proposed, a report shall be submitted by a licensed on-site system designer or civil engineer experienced in on-site system design to the health district which shall identify an area preliminarily acceptable for sewage disposal based upon a minimum of two (2) soil logs on each five (5) acre lot. Preliminary acceptability shall be based upon minimum standards of the Snohomish Health District. The Snohomish Health District may require additional data than that

submitted to confirm site suitability for on-site sewage disposal;

k. The existing zoning classification;

l. Preliminary road alignment showing minimum access to all lots;

m. Identification of critical areas as defined in Title 24, Chapter 24, Snohomish County Drainage Ordinance;

n. Vicinity sketch sufficient to locate the property;

o. Location and width of any existing easements or rights-of-way crossing the property.

p. Base flood elevation data, pursuant to Title 27.24.010 (C) (4) when proposed subdivision is located in part or wholly within a flood hazard area.

Dated this 27th day of April, 1988

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Henry Bartholomew
Chairman

Kathryn J. Morton
Clerk of the Council

(X) APPROVED

() EMERGENCY

() VETOED

DATE 5/4/88

Gary Weikel **GARY WEIKEL**
Executive Administrator
County Executive

PUBLISHED _____

Sue A. Tanner, DPA
Approved as to form only

s; 18-32 matrix 3:7

	F	F&R	A-10	R-5	RC & RR	RD	SA-1	RU	R 20,000	R 12,500	R 9,600	R 8,400	R 7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	IP	BP	LI ⁶¹	HI ⁶¹	MC	
Drug Store																			24	P	P	P	P				P	P
Dwelling: Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			4	P	P	P		54		P	
Mobile Home	P	P	P	P	P	P	P	6	P	6	6	6	6	6	6	6			6		6	6					P	
Duplex	P		P	P	P	P	P		P	45	45	45	45	45	P	P	P			P		P	P					
Townhouse										5	5	5	5	5	5	P	P											
Multiple Family																P	P			P	P	P	P					
Excavation & Processing of Minerals ³⁰	P																											
Explosives: Storage	P	C		C	C	C	C																				P	C
Manufacturing																												P
Extraction of Animal or Fish Fat or Oil																												P
Fabrication Shop																												P
Fairgrounds																												P
Fallout Shelter: Individual	P		P	P	P	P	P	P	P	P	P	P	P	P						P		P	P	P	P	P	P	
Joint ⁷							C	P	C	C	C	C	C	C							P	P	P	P	P	P	P	
Family Care Home	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P					
Family Day Care ⁸ Home	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P					
Family Rehab. Home				C	C	C	C	C	C	C	C	C	C	C		C	C					P	P					
Farm Product Processing			39	39	39	39		39																			P	P

P - Permitted Use
 C - Conditional Use
 T - Temporary Use

NOTE: Reference numbers within matrix indicate special conditions apply.
 See pages 32-11 through 32-20.

EXHIBIT "A"
 (as adopted by reference
 in Ord. No. 88-)

s; 18-32 matrix 4:7

	F	F&R	A-10	R-5	RC & RR	RD	SA-1	RU	R 20,000	R 12,500	R 9,600	R 8,400	R 7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	IP	BP	LI ⁶¹	HI ⁶¹	MC	
Farm Stand ⁹	P	P	P	P	P	P	P	P	P	P	P	P	P	P													P	
Farm Workers Dwelling			10 P																									
Financial Institutions																				P	P	P	P	P	P	P	P	
Fish Farm	P	P	P	P	P	P	P	P																P	P	P	P	
Fix-it Shop																					P	P	P	P	P	P	P	
Forestry	P	P	P	P	P	P		P																P		P	P	P
Forestry Industry Storage & Maintenance Fac.	P	P				32 P																						
Forge, Foundary, Blast Furnace or Melting of Ore																											P	
Foster Home	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P					
Fuel & Coal Yard																								P	P	P	P	P
Garage, Private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	
Garage, Public																								P	P	P	P	P
Golf Course & Driving Range					C	C	C	C	C	C	C	C	C	C									P	P	P	P	P	
Gov't Structures & Facilities ^{29,44}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	P	P	P	P	P	P	C	
Greenhouse, Lath-house, Nurseries Retail	55 P		55 P	P	55 P	P	55 P	55 P	55 C												P	P	P			P	P	
Wholesale	P		P	P	P	P	P	P	50 55												P	P	P	P	P	P	P	

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s718-32 matrix 5:7

	F	F&R	A-10	R-5	RC & RR	RD	SA-1	RU	R 20,000	R 12,500	R 9,600	R 8,400	R 7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	IP	BP	LI	HI	MC	
Grocery Store																		24	P	P	P	P				P	P	
Group Care Facility 37					C	C	C										C	C				C	C					
Guesthouse	P	P	P	P	P	P	P	P	F	F	P	P	F	F		P	P		P	P	P	P						
Gym																					P	P	P	P	P	P	P	
Hardware Store																				P	P	P	P				P	P
Home Improvement Center																				P	P	P	P				P	P
Home Occupation 11	P		P	P	P	P	P	P	F	F	P	P	F	F	P	P	P		P		P	P						
Homestead Parcel 43			C	C	C	C																						
Hospital 31,44					C	C	C	C	C	C	C	C	C	C		C	C				P	C	C					
Hotel/Motel 31																	C	C	P		P	P	P					
Junkyard																											47	47
Kennel 44																											C	P
Commercial 12	P		P	P	C	P	C	P	C	C	C	C	C	C								P	P		P	P	P	P
Exhibitor/Breeding 59	P		P	P	C	P	C	P	C	C	C	C	C	C		C	C		P		P	P		P	P	P	P	
Private 13	P		P	P	P	P	P	P	F	F	P	P	P	P		P	P		P		P	P						
Laboratory																							P		P	P	P	P
Library 44					C	C	C	C	P	C	C	C	C	C		C	C				P	P	P		P	P	P	P
Licensed Practitioner 31,44																	C	C		P	P	P	P		P	P	P	P
Locksmith																				P	P	P	P		P	P	P	P
Log Scaling Station	P	P			C																							
Lumber Yard																							P		P	P	P	P

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 See pages 32-11 through 32-20

	F	F&R	A-10	R-5	RC & RR	RD	SA-1	RU	R 20,000	R 12,500	R 9,800	R 8,400	R 7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	IP	BP	61	61	MC				
Manufacturing of:																															
Acid																												P			
Animal Black/ Bone Black																												P			
Cement or Lime																												P			
Chlorine																												P			
Creosote																												P			
Fertilizer																												P			
Glue or Gelatin																												P			
Potash																												P			
Pulp																												P			
All Other Forms of Manu. Not Specifically Listed																										P	P	P	P		
Massage Parlor																											P	P	P	P	
Mini-Self Storage ⁴⁸																						P				P	P	P	P		
Mobile Home Park ⁴¹																	C	C									C	C			
Mobile Home & Travel Trailer Sales																											P	C	P	P	
Model House/ Sales Office	F	F	F	F	F	F	F	F	P	P	P	P	P	P	P	P	P				P	P	P	P							
Motor Vehicle & Equipment Sales																												P	P		
Mortuary																	C	C									P	P	P	P	
Museum ⁴⁴					C	C	C	P	C	C	C	C	C	C		C	C				P	P	P	P	P	P	P	P			
Nursing Home ⁴⁴							C		C	C	C	C	C	C		C	C										P	P			
Office, General																											P	P	P	P	
Park, Public ¹⁴	F		P	P	P	P	P	P	P	P	P	P	P	P		P	P				P	P	P	P	P	P	P	P			
Personal Services Shop																												P	P	P	P

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7-18-82 matrix 7:7

	F	F&R	A-10	R-5	RC & RR	RD	SA-1	RU	R 20,000	R 12,500	R 9,600	R 8,400	R 7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	IP	BP	61 LI	61 HI	MC		
Petroleum Products & Gas Storage-Bulk								46 C														46 P	P	46 P	46 P	46 P			
Petroleum Refining 44																							P						
Photo Processing Shop																					P	P	P	P	P	P	P		
Printing Plant																					P	P	P	P	P	P	P		
Printshop																					P	P	P	P	P	P	P		
Public Bathhouse																					P	P	P	P	P	P	P		
Racetrack 26,44				C	C			C															C	P	P	P	P		
Railroad Right-of-Way	C		C	C	C	C	C	C	C	C	C	C	C	C								P	P	P	P	P	P		
Recreational Facility not Otherwise Listed				C	C	C	C	P	C	C	C	C	C	C		C	C		P		P	P	P	P	P	P	P		
Rendering of Fat, Tallow or Lard																											P		
Resort		C																											
Restaurant																					P	P	P	P	P	52 P	52 P	P	P
Retail Store																					P	P	P	P		56 P	P	P	
Retirement Apartments															P	P	P		P	P	P	P							
Retirement Housing															P	P	P		P	P	P	P							
Riding Academy 16,44	C	P		C	C	P																	P	P	P	P			
Rolling or Blooming Mills																											P		
Rooming & Boarding House	15 P		15 P	15 P	15 P	15 P	15 P	15 P	15 P	15 P	15 P	15 P	15 P	15 P		P	P				P	P	P						
Rural Industries 44						27 P																							
Sanitary Land-fill	C			C	C	C	C	C	C	C	C	C	C	C								C	C	C	C	C	C	C	

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 See pages 32-11 through 32-20.

EXHIBIT "A"
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sy18:32 matrix 8:7

	F	F&R	A-10	R-5	RC & RR	RD	SA-1	RU	R 20,000	R 12,500	R 9,600	R 8,400	R 7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	IP	BP	LI ⁶¹	HI ⁶¹	MC
Sawmill	P	P	28 C			28 P		28 C														P	P	P	P	P	
School 44 K-12 & Preschool				C	C	C	C	C	C	C	C	C	C	C		C	C					P	P	P	P	P	
Other																C	C					P	P	P	P	P	
Second Hand Store																						P	P		P	P	
Service Station 44																			F	P	P	P	P		P	P	
Shake & Shingle Mill	P		28 C			28 P		28 C															P	P	P	P	
Shooting Range	C			C	C	C		C															P	P	P	P	
Sludge Utilization 42	C		C	C	C	C	C	C	C	C	C	C	C	C		C	C					C	C		C	P	
Small Animal Husbandry 44	P	P	P	P	P	P	P	P	40 C	40 C	40 C	40 C	40 C	40 C								P	P	P	P	P	
Social Service Center 17				C	C	C		C								C	C					P	P	P	P	P	
Specialty Store																				P	P	P	P		P	P	
Stockyard or Slaughter House								51 C															P			P	
Storage/Retail Sales Livestock Feed				60 P	60 P																	P	P		P	P	
Storage Structure over 1000 sq.ft. on less than 1 ac.	C		C	C	C	C	C	P	C	C	C	C	C	C	C	C	C					F	P	P	P	P	
Swimming Pool 18,44	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					F	P	P		P	
Tannery																										P	
Tar Distillation or Manufacturing																										P	
Tavern 44																						P	P	P		P	
Television/Radio Stations																										P	
Temporary Logging Crew Quarters	P	P																								P	

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(Rev. 4/22/87)

EXHIBIT "A"
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s; 18-32 matrix 9:7

	F	F&R	A-10	R-5	RC & RR	RD	SA-1	RU	R 20,000	R 12,500	R 9,600	R 8,400	R 7,200	WFB	T	LDMR	MR	FS	NB	PCB	CB	GC	IP	BP	LI ⁶¹	H ⁶¹	MC	
Temporary Emergency Use ²⁰	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Temporary Use Dwelling: During Const.	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
For Relative ¹⁹	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
Tire Store																				F	F	F	F			P	P	
Tool Sales & Rental																						F	F			P	P	
Travel Trailers ²¹	P	P	P	P	P	P	P	P																				
Travel Trailer Court		C																		F		C	C					
Ultralight Airpark ²²	C		C	C	C	C																			P	P	P	P
Utility Facilities: Electromagnetic Transmission & Receiving Fac. ²⁹	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	F	F	F	P	P	P	P	C
Transmission Wires or Pipes & Supports ²⁹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	F	F	F	F	F	F	P	P	P	P	P
All Other Structures ^{29,44}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	F	F	F	P	P	P	P	C
Veterinary Clinic			C	C	C	P	C	P									C	C			F	F	F	P	P	P	P	P
Warehousing																								P	P	P	P	P
Wholesale Establishment																				P	F	F	P	P	P	P	P	
Yacht/Boat Club														C										P	P	P	P	
All other uses not otherwise mentioned																								P	P	P	P	

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