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SNOHOMISH COUNTY COUNCIL



ORDINANCE NO. 89- 161

AMENDING SNOHOMISH COUNTY CODE, TITLE 19, "SUBDIVISIONS",
TITLE 20, "SHORT SUBDIVISIONS" AND
TITLE 29, "BOUNDARY LINE ADJUSTMENTS"
TO REQUIRE DISCLOSURE OF
LOTS TO BE DEVELOPED WITH DUPLEXES

Section 1. That Title 19, subsection 19.22.040(4), last amended by Ord. 88-021 on April 27, 1988, is amended as follows:

Section 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 should 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 two hundred feet of external boundary lines of the plat. The intervals shall be two or five 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 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. The layout and widths of proposed rights-of-way and easement lines within the plat;

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;

l. 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 SCC 27.24.010(c)(4) when proposed subdivision is located in part or wholly within a flood hazard area.

n. The following identification of a proposed lot or lots which may be developed with a duplex structure, both to be shown on the face of the plat:

(i) a note which indicates the lot number or numbers of the affected lots; and

(ii) a note within, (or next to, with indicator) the lot boundaries of the affected lot or lots.

Failure to disclose the intent to develop a lot or lots with duplexes is subject to the provisions of Section 19.56.025.

Section 2. That Title 19, subsection 19.22.060(2), last amended by Ord. 88-021 adopted on April 27, 1988, is amended as follows:

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

...

(2) Twenty-one 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;

(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 soil logs on each five 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 chapter 24.24, SCC, 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 SCC 27.24.010(c)(4) when proposed subdivision is located in part or wholly within a flood hazard area.

(q) The following identification of a proposed lot or lots which may be developed with a duplex structure, both to be shown on the face of the plat:

(i) a note which indicates the lot number or numbers of the affected lots; and

(ii) a note within the lot boundaries of the affected lot or lots.

Failure to disclose the intent to develop a lot or lots with duplexes is subject to the provisions of Section 19.56.025.

Section 3. That Title 19, section 19.40.030, enacted by Ord. 80-116 SS2(part) on December 30, 1980, is amended as follows:

Section 19.40.030 Required Information. The following information is required on the final plats:

(1) Full and complete legal description of all land included in the plat.

(2) Location and names, without abbreviations of all:

- a. Streets;
- b. Public areas and easements;
- c. Adjoining streets;
- d. Street names previously approved by the county;

(3) The length and bearings of all straight lines, radii, arcs and semi-tangents of all curves;

(4) Centerline data on streets and easements, including bearings and distances;

(5) All dimensions along the lines of each lots, in feet and decimals of a foot to the nearest hundredth, with the true bearings and any other data necessary for the location of any lot line in the field;

(6) Centerline data, width and sidelines of all easements and rights-of-way to which the lots are subject. If the easement is not definitely located of record, a statement as to the easement shall appear on the title sheet;

(7) Easements for storm drains, sewers and other purposes shall be denoted by broken lines;

(8) Each easement shall be clearly labeled and identified and, if already of public record, proper reference given;

(9) Contiguous plats by name, or if unplatted, note "unplatted";

(10) City of county boundaries crossing or adjoining the subdivision;

(11) Lots shall be numbered in sequence and shall indicate area in either square feet or acres. No two lots in any subdivision shall bear the same number, notwithstanding division of the platted subdivision into separate blocks;

(12) In the event that more than one plat sheet is used, a lot shall be shown entirely on one sheet;

(13) The final plat shall show clearly any stakes, monuments, or other evidence found on the ground which were used as ties to establish the boundaries of the tract;

(14) The location of all permanent monuments within the subdivision;

(15) Accurate outlines and designations of any areas to be dedicated or reserved for public use or to be committed for the common use of all property owners with the purpose of dedication, reservation and commitment to be clearly set forth on the plat document together with accurate references to appropriate recorded documents;

(16) All required dedications, endorsements, covenants, affidavits and certificates shall show the subdivision of the section or sections involved and show the township and range;

(17) The final plat shall show the subdivision of the section

or sections involved and show the township and range;

(18) Specific wording as may be required by the preliminary plat approval;

(19) A plat or subdivision contiguous to, or representing a portion of or all of the frontage of a body of water, river or stream shall indicate the location of monuments, which shall be located at such distance above high-water mark as to reasonably insure against damage and destruction by flooding or erosion.

(20) If duplexes are proposed, the final plat shall depict the proposed lot or lots which may be developed with a duplex structure, in accordance with sections 19.22.040(4)(n) and 19.22.060(2)(g). Failure to disclose the intent to develop a lot or lots with duplexes is subject to the provisions of Section 19.56.025.

NEW SECTION Section 4. That the following new section is added to Title 19, Chapter 19.56, "Land Use Enforcement":

19.56.025 Duplex Development in Single Family Subdivisions. No building, septic, or other type of development permit shall be issued for a duplex structure on a lot or lots created after (effective date of this code amendment, 1989) which have not been identified as lots for potential duplex development as required by Sections 19.22.040(4)(n); 19.22.060(2)(g) and 19.40.030(20).

Section 5. That Title 20, section 20.24.010, added by Ord. 87-105 on December 2, 1987, is amended as follows:

Section 20.24.010 Application requirements. An application for a short subdivision shall be submitted with all required information identified in SCC 20.24.020 and the short subdivision checklist which is set forth as follows:

SHORT SUBDIVISION APPLICATION CHECKLIST

The following items are required for purposes of submittal and vesting an application pursuant to state law and SCC 20.24.020.

Other information will be required in accordance with applicable Snohomish County codes before preliminary short plat approval can be granted. The applicant will be notified of additional requirements if conditions warrant. Please refer to the handout, "Short Subdivision Filing Instructions" for specifics.

Application Form: Eight Copies

I. Application Form (Two pages plus vicinity map):

- _____ 1. Name, address and telephone number of the applicant.
- _____ 2. Relation of subdivider to property.
- _____ 3. Name, mailing address and telephone number of subdivider's representative.
- _____ 4. General location of property, including directions from nearest intersection of major streets.
- _____ 5. Legal description of the perimeter of the property being subdivided.
- _____ 6. Date property acquired.
- _____ 7. Approximate acreage of total property.
- _____ 8. Present use of property.
- _____ 9. Source of water supply - If public system is used, the name of the provider.
- _____ 10. Method of sewage disposal - If sanitary sewer, the name of the district with jurisdiction.
- _____ 11. List of all assessor's tax account numbers involved (all 14 digits).
- _____ 12. Section, Township, Range and existing zoning classification(s).
- _____ 13. A certification by the subdivider 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, firm or corporations.
- _____ 14. Signature of applicant below certification/signature block.
- _____ 15. Names and addresses of all other parties having real interest in property to be subdivided.
- _____ 16. Applicant shown having real interest on short plat certificate.

II. Short Plat Map (Eight copies):

- _____ 1. Proposed division depicted on a sheet of paper or on reproducible material, either of them having dimensions of 8 1/2 by 14 inches and containing the following information:
- _____ 2. The date, scale and North arrow.
- _____ 3. The boundary lines to scale of the tract to be subdivided and each lot contained therein.
- _____ 4. The number assigned each lot.
- _____ 5. The location and widths of any easements and rights-of-way for public services or utilities within the boundaries of the short subdivision.
- _____ 6. The boundaries of all lands reserved in the deeds for

the common use of the property owners in the short subdivision.

- _____ 7. The location of permanent features adjacent to the land to be subdivided which will have an impact upon the short subdivision, such as all existing or platted streets and roads adjacent to the short subdivision, water courses, railroad rights-of-way, all utility rights-of-way, municipal boundaries, township lines, and section lines.
- _____ 8. The appropriate roadway dedication statement.
- _____ 9. Signatory statement for planning department certification.
- _____ 10. Lot areas computed in square feet, deleting areas contained in access ways.
- _____ 11. Accurate location of all existing structures on the property to be subdivided. Setbacks from proposed easement for all on-site and adjacent off-site structures.
- _____ 12. Size and location of water main.
- _____ 13. Location of nearest fire hydrant.
- _____ 14. The following identification of a proposed lot or lots which may be developed with a duplex structure, both to be shown on the face of the plat:
 - a. a note which indicates the lot number or numbers of the affected lots; and
 - b. a note within the lot boundaries, (or next to the lot boundary, with indicator) of the affected lot or lots.

Failure to disclose the intent to develop a lot or lots with duplexes is subject to the provisions of Section 20.36.025.

III. Required Supporting Documents (Two copies unless noted otherwise):

- _____ 1. Eight copies of a vicinity sketch (one each attached to a copy of the application form) clearly identifying the location of the property to be subdivided; the sketch having a scale of not less than three inches to the mile.
- _____ 2. Copies of covenants, conditions and restrictions, if any, presently encumbering the land.
- _____ 3. Copies of covenants, conditions and restrictions, if any, proposed to encumber the land.
- _____ 4. Short plat certificate. For submittal purposes only, this requirement may be substituted by a current, final title report. "Current" means not older than thirty days from date of application. The plat certificate shall be obtained from a title company, showing interest in the persons signing the declaration of short subdivision. Preliminary commitment for title

insurance will not be accepted to fulfill this requirement.

NEW SECTION Section 6. That the following new section is added to Title 20, Chapter 20.36, "Review and Penalties":

20.36.025 Duplex Development in Single Family Subdivisions. No building, septic, or other type of development permit shall be issued for a duplex structure on a lot or lots that have been created after (effective date of this code amendment, 1989) which have not been identified as lots for potential duplex development as required by Section 20.24.010 (II.) (14).

Section 7. That Title 29, Section 29.12.010, last amended by Ord. No. 88-088, adopted November 2, 1988, is amended as follows:

29.12.010 Application. A boundary line adjustment application shall be on forms supplied by the department, shall be signed by the owners of all interests in the property, and shall be accompanied by:

(1) An 8 1/2 x 11 inch or 8 1/2 by 14 inch plot plan depicting both existing boundary lines and proposed boundary line changes drawn at a scale not to exceed 1 inch = 50 feet, or at a scale agreed upon by the applicant and director;

(2) Legal descriptions of the revised lots, tracts, parcels, sites or divisions certified by a licensed surveyor or title company.

(3) A filing fee of thirty dollars shall be paid to the department for approval of a boundary line adjustment application.

(4) A signed form, supplied by the department, identifying what lot or lots, if any, may be developed with a duplex structure. Failure to disclose the intent to develop a lot or lots with duplexes is subject to the provisions of Section 29.20.030.

Section 8. That Title 29, Section 29.20.020, last amended by Ord. 85-059, adopted on July 10, 1989, is amended as follows:

Section 29.20.020 Final action. After the proposed boundary line adjustment has been approved by either the director or the hearing examiner, and the appeal period provided by SCC 29.16.020 has expired, the department shall keep on file a record of the proposed boundary line adjustment, including certified legal descriptions and the form disclosing which adjusted lot or lots may be developed with a duplex structure. [(and indicate proposed adjustment on the appropriate maps-)] The department shall also indicate the proposed adjustment on the appropriate county maps and, if duplexes are proposed, shall note the same on such maps within, or adjacent to, the boundaries of the adjusted

lot or lots.

NEW SECTION. Section 9. That the following new section is added to Title 29, Chapter 29.20, "Final Action":

Section 29.20.030 Duplex development precluded. Effective (date, 1989), no building, septic, or other type of development permit shall be issued for a duplex structure on an adjusted lot or lots which:

- a) have not been identified as a lot or lots on which duplexes may be developed, as required by Section 29.12.010(4); OR
- b) are in a subdivision or short subdivision approved after (the effective date of this ordinance) but were not identified as a lot or lots on which duplexes may be developed, as required by Titles 19 and 20.

Dated this 20th day of December, 1989.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Donald J. Butler
Chairman

Julie Van Cleave
Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE Dec-26, 1989

John Martinis
JOHN MARTINIS
Deputy Executive
County Executive

PUBLISHED _____

Sue A. Tanner, DPA
Approved as to form only on
September 8, 1989
(Date)