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COUNTY COUNCIL
Snohomish County, Washington



CO00025894

ORDINANCE NO. 90- 087

AMENDING SNOHOMISH COUNTY CODE TITLE 20,
CHAPTER 20.24, RELATING TO SUBMITTAL REQUIREMENTS
FOR A COMPLETE SHORT SUBDIVISION APPLICATION

BE IT ORDAINED:

Section 1. Snohomish County Code Section 20.24.010, last amended by Ordinance 89-161, on December 20, 1989, is amended as follows:

20.24.010 Application Requirements. An application for a short subdivision shall be submitted with all ((required)) information required by (~~identified in SCC-20-24-020 and~~) the short subdivision application checklist which is set forth as follows:

SHORT SUBDIVISION APPLICATION CHECKLIST

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

Other information will be required in accordance with applicable Snohomish ((e)) County codes before preliminary short plat approval can be granted. The applicant will be notified (~~of~~) if any additional requirements are ((if conditions)) warranted. 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 classifications(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, firms or corporations.
- _____ 14. Notarize signature of applicant below certification/signature block.
- _____ 15. Names and address 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-)) 1. The date, scale and North arrow.
- _____ ((3-)) 2. The boundary lines to scale of the tract to be subdivided and each lot contained therein.
- _____ ((4-)) 3. The number assigned each lot.
- _____ ((5-)) 4. The location and widths of any easements and rights-of-way for public services or utilities within the boundaries of the short subdivision.
- _____ ((6-)) 5. The boundaries of all lands reserved in the deeds for the common use of the property owners in the short subdivision.
- _____ ((7-)) 6. 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-)) 7. The appropriate roadway dedication statement.
- _____ ((9-)) 8. Signatory statement for planning department

certification.

- ____ (~~10~~) 9. Lot areas computed in square feet, deleting areas contained in access ways.
- ____ (~~11~~) 10. 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~~) 11. Size and location of water main.
- ____ (~~13~~) 12. Location of nearest fire hydrant.
- ____ (~~14~~) 13. 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~~) satisfied 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 of (~~in~~) the persons signing the declaration of short subdivision. Preliminary commitment for title insurance will not be accepted to fulfill this requirement. (Added Ord 87-105, Sec. 4, December 2, 1987).

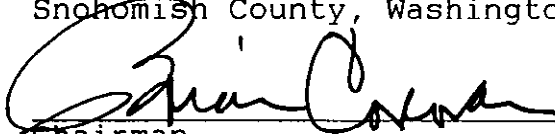
Section 2. Snohomish County Code Section 20.24.020, last amended by Ordinance 87-105, on December 2, 1987, is amended as follows:

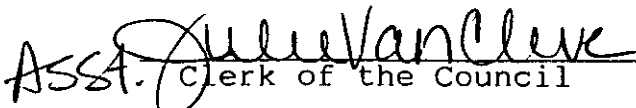
20.24.020 ((Application - Vesting--)) Regulations
Applicable. ((An application which contains all the
information required by the short subdivision application
checklist shall be considered under the provisions of the
applicable land use regulations adopted by ordinance and in
effect on the date the application was submitted unless the
information submitted is subsequently found to have been
misrepresented or substantially inaccurate--Examples of such
misrepresentation or substantial inaccuracy)) Short subdivision
applications shall be prepared in conformance with the
requirements set forth in SCC 20.24.010. The planning division
may refuse to accept for filing, or return to the applicant, if
already filed, any short subdivision application if the division
determines that the information submitted is not sufficiently
accurate or complete for processing. Examples of such inaccuracy
or incompleteness include, but are not limited to, naturally
occurring site conditions different from those represented by
application submittals or incorrect submittal information, as
determined by the director. The department shall notify the
applicant in writing in a timely manner of this determination and
shall return the application to the applicant if it is deemed
incomplete or inaccurate.

((Applications which have been returned to the applicant
due to misrepresentation or substantial misinformation and which
are subsequently resubmitted are vested under the provisions of
applicable land use regulations adopted by ordinance and in
effect on the date of resubmittal, unless the resubmitted
information is subsequently found by the director to have been
misrepresented or inaccurate.)) If an application which has
been returned to the applicant by the division is subsequently
resubmitted, it shall be considered as a new application.

Dated this 18th day of July, 1990.

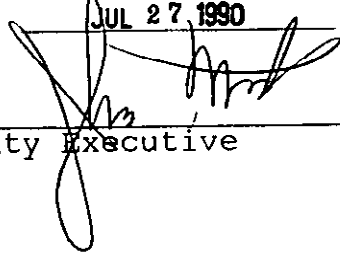
SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairman


ASST. Clerk of the Council

-) APPROVED
-) EMERGENCY
-) VETOED

DATE JUL 27, 1990



JOHN MARTINIS
Deputy Executive

County Executive

PUBLISHED _____

Julia A. Tanner, DPA
Approved as to form only on
March 15, 1990
(Date)