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SNOHOMISH COUNTY
PLANNING DIVISION OFFICE



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SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

SEP 27 1990
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JAM KLBO/WBD

AMENDED
ORDINANCE NO. 90-156

AMENDING SNOHOMISH COUNTY CODE
TITLE 19, CHAPTER 19.20 AND 19.40
RELATING TO FINAL PLAT REVIEW PROCEDURES

BE IT ORDAINED:

Section 1. That SCC, Title 19, subsection 19.20.010(1), last amended by Ordinance No. 86-096, adopted September 15, 1986, is amended to read:

19.20.010 Preliminary plat approval - Term.

(1) Approval of a preliminary plat shall be effective for three years from the date of approval unless extended as provided for herein. Upon written application therefor by the applicant or his successor, filed with the department at least thirty days prior to the expiration of approval, the director shall extend the approval for not more than one additional one-year period, if in the opinion of the director, the applicant has attempted in good faith to submit the final plat within the three-year period in accordance with preliminary plat approval procedures of this title and chapter 2.02 SCC. Approval may be further extended for an additional period not to exceed 4 months by the county council concurrent with the council's consideration of final plat approval pursuant to section 19.40.010 (9) SCC.

Section 2. That SCC, Title 19, section 19.40.010, last amended by Ord. No. 89-113, adopted October 4, 1989, is amended to read:

19.40.010 Procedure for filing and review.

(1) For purposes of filing a final plat, the subdivider shall submit to the planning division one dark line print thereof; and one dark line print and stable base polyester film or other approved material (hereinafter referred to as mylar) to the community development division. Both agencies shall examine the plat for compliance with the provisions of this title.

(2) Each filing of a final plat shall be accompanied by a final plat filing fee in the amount of ((two)) four hundred ((fifty)) dollars which shall be paid to the department of planning and community development.

(3) After receiving a copy of the final plat, the community development division shall examine, or have examined, the map as to sufficiency of affidavits and acknowledgments, correctness of surveying data, mathematical data and computations, and such other

matters as require checking to insure compliance with the provisions of state laws pertaining to subdivisions with this title, and with the conditions of approval. Traverse sheets (computation of coordinates), and work sheets showing the closure of the exterior boundaries and of each irregular lot and block, and the calculation of each lot size shall be furnished. If the final plat is found to be in correct form, and the matters shown thereof are sufficient, the community development division shall obtain the signature of the department of public works on the mylar of the plat map, and submit such map to the planning division who, upon confirmation of compliance with the conditions of approval, will schedule final consideration of the plat map before the council. Each formal plat map shall be accompanied by a certificate of title showing the names of all persons, firms or corporations whose consent is necessary to dedicate land for public usage.

(4) Each preliminary plat submitted for final approval of the county council shall be accompanied by the following agencies' recommendations for approval or disapproval:

(a) Local health district or other agency furnishing sewage disposal and supplying water, as to the adequacy of the proposed access of sewage disposal and water supply;

(b) Department of planning and community development, as to compliance with all terms of the preliminary approval of the proposed plat, subdivision or dedication;

(c) Department of public works;

(d) Other relevant federal, state or local agencies.

None of the agencies listed in subsections (a) and (c) of this section shall modify the terms of its recommendation without the consent of the applicant.

(5) The planning division shall coordinate the final plat review process among the appropriate county departments and other agencies and, after compliance with the public notice provisions of subsection (6) below, shall transmit a recommendation for final plat action to the council.

(6) Public notice of the planning division recommendation for final plat action shall be provided by:

(a) Mailing to all taxpayers of record and known site addresses within five hundred (500) feet of the subject property, and to those official parties of record listed in the hearing examiner and county council decisions, as appropriate, on the subject preliminary plat application;

(b) Publication in a newspaper of general circulation in the county, or general area where the proposal is located;

(c) Posting by the applicant on the subject property of at least two signs, one on each frontage abutting a public right-of-way or at the point of access to the property. Posting shall be evidenced by submittal of a verified statement confirming date and location of posting; and

(d) Mailing to all parties that have provided written comment on the preliminary plat.

The public notice shall solicit comments on the final plat recommendation. All comments shall be submitted to the planning division within 15 days of the mailing or publication of public notice, whichever occurs later.

(7) The county council shall consider the final plat for final action at a public meeting. Public testimony shall be allowed at the public meeting, but shall be limited to whether the final plat is consistent with the conditions of preliminary plat approval.

(8) Public notice of the time, date and location of the council's public meeting for final plat action shall be given by:

(a) Mailing to the applicant;

(b) Mailing to all parties of record listed in the hearing examiner and county council decisions, as appropriate, on the subject preliminary plat application;

(c) Mailing to all parties who individually wrote and submitted letters concerning the subject plat application; and

(d) Publication in the county official newspaper. Said notice shall specify that the plat is scheduled for final action and shall be given at least seven days prior to the date of the public meeting.

((5)) (9) After finding that the final plat has been completed in accordance with the provisions of this title, that all required improvements have been completed or the arrangements or contracts have been entered into to guarantee that such required improvements will be completed, that all conditions of preliminary plat approval have been met, and that the interests of the county are fully protected, the council, upon consideration of the final plat at a public meeting, shall sign the final plat accepting such dedications as may be included thereon. Written notice of the council decision to approve shall be given by:

(a) Mailing to the applicant;

(b) Mailing to all parties of record listed in the hearing examiner and county council decisions, as appropriate, on the subject preliminary plat application;

(c) Mailing to all parties who individually wrote and submitted letters concerning the subject plat application;

(d) Mailing to all parties who testified at the public meeting on final action;

(e) Mailing to the Department of Ecology; and


(f) Publication in the county official newspaper.

The final plat may be denied upon findings and conclusions that the conditions of preliminary plat approval have not been met. If approved, ((F))the final plat shall be returned to the subdivider for filing for record with the county auditor and must be filed within thirty days from the date of approval by the council. If the council does not approve the final plat, it may grant the project proponent a period of time, not to exceed 4 months, to bring the final plat into compliance with the conditions of

preliminary plat approval and set a specific time and date for the council to reconsider the final plat. Notice of a council decision extending the time period for compliance with the conditions of preliminary plat approval shall be given as prescribed in section 19.40.010(8), and to all parties who have requested notification of the council's decision.

DATED this 26th day of September, 1990.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

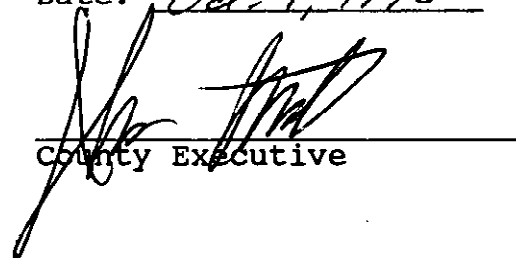

Chairman

ATTEST:


Clerk of the Council, *asst*

- APPROVED
- EMERGENCY
- VETOED

Date: Oct. 1, 1990


County Executive

APPROVED AS TO FORM

Deputy Prosecuting Attorney