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SNOHOMISH COUNTY COUNCIL  
AMENDED  
ORDINANCE NO. 90-201



CO00024882

ORDINANCE AMENDING SNOHOMISH COUNTY CODE TITLE 20, SHORT  
SUBDIVISIONS, WHICH ESTABLISHES A PRELIMINARY AND FINAL SHORT  
PLAT APPROVAL PROCESS AND REQUIRING A RECORD OF SURVEY AND  
MONUMENTATION

BE IT ORDAINED:

Section 1. Snohomish County Code Title 20, Sections 20.08.090, 20.20.110, 20.20.115, 20.20.120, 20.20.125 and 20.20.130, last amended by Ordinance 88-096, are repealed.

NEW SECTION. Section 2. A new section, 20.08.092, is added to Snohomish County Code Title 20, as follows:

20.08.092 Short plat, final. "Final short plat" is the map or representation of a short subdivision showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys, or other divisions prepared on material suitable for recording with the auditor and showing all elements required by this title.

NEW SECTION. Section 3. A new section, 20.08.096, is added to Snohomish County Code Title 20, as follows:

20.08.096 Short plat, preliminary. "Preliminary short plat" is a drawing showing the layout of a proposed short subdivision containing all elements required by this title, together with any supporting exhibits which shall furnish a basis for the preliminary approval or disapproval of the proposal.

Section 4. Snohomish County Code Title 20, Section 20.12.050, last amended by Ordinance 85-076, Section 1, Aug. 14, 1985, is amended to read:

20.12.050 Redivisions of Land.

(1) Within a Short Subdivision. Land within a short subdivision, the short plat of which has been approved recorded within five years immediately preceding, may not be further divided in any manner, until a final plat thereof has been approved and filed for record pursuant to Title 19, Snohomish eCounty regulations Code concerning the subdivision of property into five or more lots, tracts, or parcels; except that when the short plat contains fewer than four parcels, the owner who filed the short plat may file an alteration within the five year period to create up to a total of four lots within the original short plat boundaries. After five years, further divisions may be permitted by a parcel owner when otherwise consistent with the then current regulations of Snohomish County: PROVIDED, that when

the subdivider owns more than one lot within a short subdivision, he may not divide the aggregate total into more than four lots.

Where there have been no sales of any lots in a short subdivision, nothing contained in this section shall prohibit a subdivider from completely withdrawing his entire short plat and thereafter presenting a new application.

(2) Within a Recorded Plat. Unless otherwise restricted by resolution or county ordinance, lots recorded pursuant to Title 19, Snohomish County Subdivision Resolution Code, may be redivided pursuant to the requirements of Title 20; except that, any such redivision of a lot within a recorded plat approved subsequent to August 11, 1969, which would in any way alter the boundaries of said lot, shall be subject to all requirements of Title 19.

(3) Within an Exempt Subdivision. Land within a subdivision exempted from plat or short plat requirements by RCW 58.17.040(2) or SCC 20.12.020(7) may not be further subdivided in any manner within five years immediately following the date of exempt subdivision so as to create any non-exempt lot, tract or parcel until a final plat thereof has been approved and filed for record pursuant to Snohomish County regulations concerning the subdivision of property into five or more lots, tracts or parcels; provided, that the above prohibition shall not apply as to lots, tracts or parcels conveyed to purchasers for value.

For the purpose of this subsection, the phrase "date of exempt subdivision" shall mean the date of creation of an exempt subdivision as shown by documents of sale or lease, filing of maps or surveys thereof with the county auditor or planning department, or such other similar proof as is consistent with the then current regulations of Snohomish County.

(4) Contiguous Lot Limitation. Any non-exempt redivision of land authorized by paragraphs (1), (2) and (3) above which would result in the subdivider owning more than four (4) contiguous lots, whether such lots be platted, short platted or unplatted lots, shall be subject to all requirements of Title 19, Snohomish County Subdivision Resolution Code.

Section 5. Snohomish County Code Title 20, Section 20.20.020, last amended by Ordinance 90-192, Sec. 1, Nov. 19, 1990, is amended to read:

20.20.020 Fees. A fee of six hundred fifty dollars shall be paid at the time of application for preliminary short plat subdivision approval. A fee of one hundred dollars shall be paid upon filing for final short plat subdivision approval. A fee of three hundred sixty five dollars shall be paid for the final short subdivision document check before the short subdivision documents are given final approval. A fee of twenty five dollars shall be paid to the county auditor upon filing of the final short subdivision for record. A fee of fifty dollars shall be paid upon filing of an appeal pursuant to SCC 20.20.090. A fee of one hundred fifty dollars shall be paid upon filing an

application for modification pursuant to chapter 20.32 SCC.

Section 6. Snohomish County Code Title 20, Section 20.20.030, adopted August 28, 1972, by resolution, is hereby amended to read:

20.20.030 Time for department action. Preliminary Sshort plats shall be approved, disapproved, or returned to the applicant for modification or correction within thirty days from the date of filing thereof of a complete application, unless the applicant gives a written consent to the extension of such time period.

Section 7. Snohomish County Code Title 20, Section 20.20.070, last amended by Ordinance 87-030, Sec. 11, May 13, 1987, is amended to read:

20.20.070 Department procedure on application.

(1) The department shall distribute one copy of the preliminary short plat application to each reviewing section within the department and one copy to each of the following:

- (a) County health district;
- (b) County engineering public works department;
- (c) Washington state department of transportation, if the preliminary short plat application covers property located adjacent to the right-of-way of a state highway;
- (d) Any city or town whose municipal boundaries are within one mile of the proposed short subdivision; and
- (de) Any other federal, state or local agencies as may be relevant.

(2) The department shall then set a date for return of findings and recommendations from each relevant agency, the date to be ~~((ten working))~~ fifteen days from the date of ~~((application-))~~ distribution: ((PROVIDED, HOWEVER, that the department of transportation shall have fourteen days from the date of receipt in which to make findings and recommendations-)) If the findings and recommendations from the State Department of Transportation are not so returned, then the department may make such findings as it deems just.

Section 8. Snohomish County Code Title 20, Section 20.20.080, last amended by Ordinance 87-030, Sec. 12, May 13, 1987, is amended to read:

20.20.080 Department action.

(1) The department shall consider and review the proposed preliminary short plat and short subdivision with regard to:

(a) Its conformance to the general purposes of the comprehensive plan and planning standards and specifications as adopted by the laws of the state of Washington and Snohomish County;

(b) Whether appropriate provisions are made in the short subdivision for: drainage ways, streets, alleys, other

public ways, water supplies, and sanitary wastes;

(c) The physical characteristics of the short subdivision site and may disapprove because of flood, inundation, or swamp conditions. It may require construction of protective improvements as a condition of approval;

(d) All other relevant facts to determine whether the public use and interest will be served by the short subdivision.

(2) The department may:

(a) Approve the preliminary short subdivision and short plat with or without conditions; or

(b) Return the preliminary short subdivision and short plat to the applicant for correction; or

(c) ~~Disapprove~~ Deny the preliminary short subdivision and short plat; or

(d) Submit the proposed preliminary short subdivision and short plat to the hearing examiner for his consideration together with the department's recommendation. The examiner shall hear the application in accordance with the procedures of chapter 2.02 SCC and with such notice as is required for hearings on preliminary plat applications; the examiner's decision shall be final and conclusive with right of appeal to the council pursuant to chapter 2.02 SCC.

Section 9. Snohomish County Code Title 20, Section 20.24.010, last amended by Ordinance 90-087, Section 1, adopted July 18, 1990, is amended to read:

20.24.010 Application Requirements. An application for a short subdivision shall be submitted with all information required by the short subdivision application checklist, which is set forth as follows:

#### SHORT SUBDIVISION APPLICATION CHECKLIST

The following items are required for a complete 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 if any additional requirements are warranted. Please refer to the handout "Short Subdivision Filing Instructions" for specifics.

Application form: 14 Copies

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

- \_\_\_\_\_ 1. Name, address and telephone number of the applicant(s) and all persons(s) having an ownership interest in the real property.
- 2. Relation of subdivider to property.
- \_\_\_\_\_ 3. Name, mailing address and telephone number of

subdivider's applicant's representative.

- \_\_\_\_\_ 43. General location of property, including directions from nearest intersection of major streets.
- \_\_\_\_\_ 54. Legal description of the perimeter of the property being to be subdivided.
- \_\_\_\_\_ 65. Date property acquired parcel was created as a legal tract of land.
- \_\_\_\_\_ 76. Approximate acreage of total property.
- \_\_\_\_\_ 87. Present use of property.
- \_\_\_\_\_ 98. Source of water supply - If public system is used, the name of the provider.
- \_\_\_\_\_ 109. Method of sewage disposal - If sanitary sewer, the name of the district with jurisdiction.
- \_\_\_\_\_ 110. List of all assessor's tax account numbers involved (all 14 digits).
- \_\_\_\_\_ 121. Section, Township, Range and existing zoning classification(s).
- \_\_\_\_\_ 132. A certification by the subdivider applicant(s) showing disclosing 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 or the applicant(s), and the names, addresses and telephone numbers of all such persons, firms or corporations.
- \_\_\_\_\_ 1413. Notarized signature(s) of applicant below certification/signature block applicant(s) and all person(s) having an ownership interest in the real property.
- \_\_\_\_\_ 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)-

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-

- 1- The date, scale and North arrow.
- 2- The boundary lines to scale of the tract to be subdivided and each lot contained therein.
- 3- The number assigned each lot.
- 4- The location and widths of any easements and rights-of-way for public services or utilities within the boundaries of the short subdivision.
- 5- The boundaries of all lands reserved in the deeds for the common use of the property owners in the short subdivision.
- 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.

- 7. The appropriate roadway dedication statement.
- 8. Signatory statement for planning department certification.
- 9. Lot areas computed in square feet, deleting areas contained in access ways.
- 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.
- 11. Size and location of water main.
- 12. Location of nearest fire hydrant.
- 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 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. (Added Ord. 87-105, Sec. 4, December 2, 1987.

II. Preliminary Short Plat (14 copies)

- \_\_\_\_\_ 1. The preliminary short plat shall be prepared by and bear the seal of a registered professional land surveyor.
- \_\_\_\_\_ 2. The preliminary short plat shall have a minimum dimension of 18 by 24 inches and shall be drawn at a horizontal scale of fifty feet to one inch or such other scale as the department determines will clearly portray all of the drafting detail. All copies of the preliminary short plat shall be folded so as to have a maximum dimension of 9 by 13 inches. The title block shall be prominently visible when so folded.
- \_\_\_\_\_ 3. The preliminary short plat shall contain a title block, located in the lower right-hand corner, to include:
  - (a) The names, addresses and telephone numbers of the applicant(s), all parties having an ownership interest in the real property and the land surveyor; and
  - (b) The date of preparation and date of any preliminary short plat revisions (all revisions shall be initialed by the land surveyor).
- \_\_\_\_\_ 4. The preliminary short plat shall contain text data to be shown on the right-hand side of the drawing. The text data shall include:
  - (a) The legal description of the proposed short subdivision;
  - (b) The existing zoning on the subject property;
  - (c) The proposed land use;
  - (d) The square footage contained within the short subdivision. The number of lots and the average lot size in square feet;
  - (e) The source of water supply and the name of the purveyor;
  - (f) The method of sewage disposal and the name of the operator of the applicable sewage disposal system; and
  - (g) Applicable fire and school district.
- \_\_\_\_\_ 5. The preliminary short plat shall delineate:
  - (a) The boundary lines of the tract to be subdivided;
  - (b) The development status of contiguous land, including identification of any adjacent subdivisions and short subdivisions;
  - (c) The zoning boundary lines, if any;
  - (d) The dimensions of each lot;
  - (e) The lot area computed in square feet, deleting

- areas contained in road easements and access panhandles;
- (f) Consecutive numbers for all lots in the preliminary short plat;
  - (g) Contour lines with intervals sufficient to clearly show drainage, slopes and road grades within the proposed short subdivision and within fifty feet of external boundary lines of the short subdivision. The contour intervals shall be two or five feet. All contours shall be referenced to mean sea level and a bench mark; its location and elevation shall be noted. Slopes shall be determined in accordance with SCC 18.46.030 on one copy of the short plat;
  - (h) The names, locations and widths of all existing streets, road rights-of-way, easements, other public ways, watercourses, railroad rights-of-way and utilities within the proposed short subdivision and within fifty feet of the external lot lines of the short subdivision;
  - (i) The layout and widths of all proposed rights-of-way and easement lines within the short subdivision, and a center line profile of all proposed public and private road(s) within the short subdivision;
  - (j) The location of all existing structures within the short subdivision and all existing structures within twenty-five feet of the external lot lines of the short subdivision;
  - (k) Natural drainage courses and probable alterations which will be necessary to handle the expected drainage from the short subdivision;
  - (l) All parcels of land intended to be dedicated or reserved for public use or to be reserved for public use or to be reserved in the deeds for the common use of the property owners of the short subdivision with the purposes clearly indicated;
  - (m) Base flood elevation data, pursuant to SCC 27.24.010(c)(4) when the short subdivision is located in whole or in part within a flood hazard area;
  - (n) Identification of any critical areas as defined in Chapter 24.08.040, SCC;
  - (o) The location of the nearest fire hydrant;
  - (p) Identification of any native growth protection areas and other lands within the short subdivision where development is restricted;
  - (q) The location of building setback lines on each



lot in accordance with the requirements of SCC 18.42;

(r) Identification of lot or lots which 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 20.36.025; and

(s) A vicinity map, preferably located in the upper right-hand corner, clearly identifying the location of the property at a scale of not less than one inch to two thousand feet and including municipal boundaries, township and section lines, major roads, railroad and transmission rights-of-way, rivers, streams and lakes and indication of the scale used.

### III. Preliminary Short Plat Supporting Documents

1. Any covenants, conditions and restrictions presently encumbering the land and any proposed encumbrances. (2 copies)
2. A current short plat certificate prepared by a title company no more than thirty days prior to the date of preliminary short plat application, giving a full and correct description of the property to be short subdivided, showing all encumbrances to title, and showing all persons having an ownership interest in the property. (2 copies)
3. A preliminary drainage plan.

NEW SECTION. Section 10. A new chapter, 20.26 Final Short Plat, is added to Snohomish County Code Title 20 as follows:

20.26.010 Final Short Plat Application. An application for final short plat approval requires that the applicant submit to the department all of the following:

(1) A final short plat map prepared as a record of survey by a registered professional land surveyor according to the procedures and requirements of applicable state laws and regulations and in the following format:

(a) The map shall consist of one or more pages, each 18 inches wide and 24 inches long, clearly and legibly drawn, printed or reproduced by a process guaranteeing a permanent record in black on a suitable material as allowed by the procedures and requirements of Chapter 58.09 of the Revised Code of Washington and Chapter 332-130 of the Washington Administrative Code.

(b) The map shall contain a horizontal scale of one inch equals fifty feet or such scale as the department determines will clearly portray all of the drafting detail of the survey map;

(c) A marginal line shall be drawn completely around each map page, leaving an entirely blank margin of two inches on the left edge and one-half inch on the other three sides;

(d) The map scale, graphic scale and north arrow shall be shown on each page; and

(e) All signatures placed on the map shall be original signatures written in permanent black ink;

(2) Twelve dark line prints of the final short plat;

(3) The final short plat filing fee;

(4) A current short plat certificate prepared by a title company no more than thirty days prior to the date of final short plat application, giving a full and correct description of property to be short subdivided, showing all encumbrances to the title, and showing all persons having an ownership interest in the property;

(5) An approval letter from the jurisdiction responsible for supplying water and/or sewage disposal services to the short plat; and

(6) Computational check data, in either a manual or an electronic computer format, confirming all map dimensional requirements.

20.26.020 Required Information. In addition to all survey map requirements of applicable state laws and regulations, the final short plat shall include:

(1) A full and complete legal description of all land included in the short subdivision.

(2) The names and locations of all roads, streets, and other public ways within and adjacent to the short subdivision;

(3) The centerline and location data, and widths and sidelines of all roads, streets and easements;

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

(5) All easements, which shall be identified by broken lines and their recording numbers;

(6) All contiguous subdivisions and short subdivisions by name and recordation information, and identification of any contiguous unplatted property which is owned by anyone with an ownership interest in the subject short subdivision;

(7) Any city or county boundaries crossing or adjoining the short subdivision;

(8) All lots shown in their entirety on one map sheet, numbered in sequence, and indicating the lot area with road easements and access panhandles excluded;

(9) Accurate designations of any areas to be dedicated or reserved for public use or to be committed for the common use of all property owners within the short subdivision together with accurate references to appropriate recorded documents;

(10) All required endorsements, covenants, affidavits and certificates;

(11) Specific wording as may be required by the conditions

of preliminary short plat approval;

(12) The location of all elements controlling the boundaries of the short plat including, but not limited to, the following:

(a) the subdivision of the section or sections of land wherein the short plat is located, including all of the controlling elements thereof, if the boundaries are located in whole or in part by reference to the subdivision of such section(s);

(b) the controlling elements of recorded plat(s), short plat(s), or other parcels or subdivisions of land, if located in whole or in part by reference thereto; and

(c) textual data as may be necessary or helpful to clearly establish the methodology by which said boundaries were established;

(13) The case file number of the short plat application;

(14) Identification of a lot or lots which may be developed with a duplex structure and which requires the following:

(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 SCC 20.36.025;

(15) Location of all applicable setback lines as defined in Chapter 18.42, SCC; and

(16) The physical description of any monuments shown, found, established or reestablished, including the location of monuments at distances above any high water mark associated with a body of water, river, stream or wetland that reasonably insures against their damage or destruction by flooding or erosion;

(17) Identification of any native growth protection areas and other lands within the short subdivision where development is restricted.

#### 20.26.030 Dedications.

(1) All roads and streets or portions thereof and parcels of land shown on the final short plat and intended for any public use shall be offered for dedication for public use except where the provisions of this title provide otherwise.

(2) Roads and streets, or portions thereof, may be required to be set aside by the county for future dedication where the immediate opening and improvement is not required, but where it is necessary to insure that the county can later accept dedication when the roads or streets become needed due to the traffic impacts of the short subdivision together with the expected traffic impacts of reasonably foreseeable future development of the area or adjacent areas.

(3) Easements being dedicated shall be indicated on the face of the short plat as follows: An easement is hereby reserved for and granted to all utilities and their respective successors and assigns serving this short plat, under and upon the exterior ten

feet parallel with and adjoining the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipe, and wires with necessary facilities and other equipment for the purpose of serving this short subdivision and other property with electricity, telephone and other utility service, together with the right to enter upon the lots at all times for the purposes herein stated, PROVIDED, that if any private road(s) should become a public road(s) at some time in the future, all easements within the road shall become null and void and any utility facilities which physically exist shall become subject to the franchise requirements of the county.

20.26.040 Acknowledgments and Certificates. Acknowledgments and certificates required by this title shall be stated in substantially the language indicated in the following subsections:

(1) Declaration of Short Subdivision. The following declaration of short subdivision and of covenants shall appear on the final short plat:

Know all persons by these presents:

That we, the undersigned, having an interest in the real property described by this declaration, do hereby declare the herein described division of land approved as short plat number \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_, by the Department of Planning and Community Development of Snohomish County, subject to the following covenants and conditions:

(a) The land described by this declaration may not be further subdivided in any manner exceeding a total of four (4) parcels by anyone within five (5) years of the above date of approval without a final plat, having been filed for record with the Auditor of Snohomish County, pursuant to the provisions of Ch. 58.17 RCW, and the ordinances of Snohomish County, and subject to the penalties attendant thereto;

(b) All subsequent deeds will contain provisions for private roads in the manner described herein;

(c) All maintenance of any private road described by this declaration shall be by the owner(s) of the parcels having legal access therefrom or their successor(s), unless and until such roads are improved to Snohomish County standards and accepted by Snohomish County;

(d) Any private road will be subject to a utilities easement in favor of the grantor(s) or the successor(s) and of any electric, telephone, television cable, gas, water, or sewer company, public or private, or the successor(s) to install, construct, operate, maintain, alter, and repair their respective utilities, together with the right of ingress and egress for said purposes, PROVIDED, that if the road should become a public road at some time in the future, all easements within the road shall become null and void, and any utility facilities which physically exist shall become subject to the franchise requirements of the County;

(e) With respect to any private road described by this declaration, whether it remains private or becomes a public road, there is the additional right to make all necessary slopes for cuts and fills; and the right to continue to drain said roads and ways over and across any lot or lots where the water might take a natural course upon reasonable grading pursuant to improvement for dedication of the roads and ways shown herein. Following reasonable grading pursuant to improvements for dedication of the roads and ways shown herein, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way or hamper proper road drainage, without the approval of Snohomish County;

(f) All landscaped areas in public rights-of-way shall be maintained by the owner(s) and their successor(s) and must be reduced or eliminated at the request of the county if deemed necessary for county road purposes;

(g) Drainage easements designated on the short plat are hereby reserved for and granted to Snohomish County, except those designated on the short plat as private easements, for the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild an enclosed or open channel stormwater conveyance system and/or other drainage facilities, under, upon or through the drainage easement; and

(h) Additional covenants, easements, and restrictions, if any, solely for the benefit of the grantor, and the successor(s), enforceable only by such persons, are attached hereto as exhibits \_\_\_\_\_ and incorporated by reference as though fully set out herein

But for the exception contained in paragraph (h) above, these covenants are for the mutual benefit of the grantor and his heirs, successors and assigns and are for the further purpose of compliance with the ordinances and regulations of Snohomish County, and the county and such persons are specifically given the right to enforce these restrictions and reservations by injunction or other lawful procedure and to recover any damages resulting from such violation.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

(2) Dedications. The intention of the owner shall be evidenced by his or her presentation for filing of a final short plat clearly showing the dedication thereof and bearing the following certificate signed by all real parties of interest:

Know all persons by these presence that \_\_\_\_\_,  
the undersigned owner, in fee simple of the land hereby short  
subdivided, of short plat file number \_\_\_\_\_, and  
\_\_\_\_\_, the mortgagee thereof, hereby declare this  
short plat and dedicate to the use of the public forever all  
streets, avenues, places and sewer easements or whatever public  
property there is shown on the short plat, and the use for any and  
all public purposes not inconsistent with the use thereof for  
public highway purposes. Also, the right to make all necessary  
slopes for cuts and fills upon lots, blocks, tracts, etc., shown  
on this short plat in the reasonable original grading of all the  
streets, avenues, places, etc., shown hereon. Also, the right to  
drain all streets over and across any lot or lots where water  
might take a natural course after the street or streets are  
graded. Also, all claims for damage against any governmental  
authority are waived which may be occasioned to the adjacent land  
by the establishment, construction, drainage, and maintenance of  
said roads.

Following original reasonable grading of roads and ways hereon, no  
drainage waters on any lot or lots shall be diverted or blocked  
from their natural course so as to discharge upon any public road  
rights-of-way to hamper proper road drainage. The owner of any  
lot or lots, prior to making any alteration in the drainage system  
after the recording of the short plat, must make application to  
and receive approval from the director of the Department of Public  
Works for said alteration. Any enclosing of drainage waters in  
culverts or drains or rerouting thereof across any lot as may be  
undertaken by or for the owner of any lot shall be done by and at  
the expense of such owner, after acquiring a culvert permit from  
the department of community development, if required, and subject  
to any other existing permitting requirements therefor.

IN WITNESS WHEREOF, we set our hands and seals this \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_.

In the event that a waiver of right of direct access is included,  
then the certificate shall contain substantially the following  
additional language.

That said dedication to the public shall in no way be construed to  
permit a right of direct access to \_\_\_\_\_ street from  
lots numbered \_\_\_\_\_, nor shall the County of  
Snohomish or any other local governmental agency within which the  
property is or may become located ever be required to grant a  
permit to build or construct an access of approach to said street  
from said lots.

(3) Acknowledgment.

STATE OF WASHINGTON)

: ss.  
COUNTY OF SNOHOMISH)

This is to certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a notary public, personally appeared \_\_\_\_\_, to me known to be the person(s) who executed the foregoing dedication and acknowledged to me that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above-written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington, residing  
at \_\_\_\_\_.

(Seal)

(4) Approvals.

(a) "I hereby approve this short subdivision and find from the file that the short plat meets all applicable zoning and land use controls, and makes appropriate provisions for the public health, safety and general welfare. Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Snohomish County Planning Director

(5) Certificates

(a) Land Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of \_\_\_\_\_ in \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Registered Professional  
Land Surveyor

\_\_\_\_\_  
Registration No.

\_\_\_\_\_  
Date

(Seal)

(b) Auditor's Certificate

Filed for record at the request of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ minutes past \_\_\_\_\_ m, and recorded in Vol. of Surveys, page \_\_\_\_\_., records of Snohomish County, Washington.

\_\_\_\_\_  
Auditor

By: \_\_\_\_\_  
Deputy County Auditor

20.26.050 Approval Procedure.

(1) The Department of Planning and Community Development shall examine the final short plat for adequacy of the required road improvements and right-of-way dedications, the mathematical closure of all lots and boundaries and other conditions required for compliance with the provisions of this title and the conditions of approval.

(2) The final short plat shall be approved or disapproved by the department within 30 days from the date of submittal unless the applicant consents in writing to an extension. The department shall base its decision on the following:

(a) The recommendations of the Health District and/or purveyors with jurisdiction as to the adequacy of the sewage disposal and potable water supply;

(b) The recommendation of the Department of Public Works;

(c) The recommendations of other relevant federal, state and local agencies;

(d) The requirements of state law, this ordinance and all other applicable codes;

(e) The submittal of a current short plat certificate prepared by a title insurance company which must confirm that the ownership interest in the land to be divided is in the name(s) of the person(s) whose signature(s) appear(s) on the short plat;

(f) Any evidence of ownership interests not shown of record; and

(g) Compliance with all conditions imposed in the granting of the preliminary short plat.

(3) The department shall approve the final short plat only upon making written findings that:

(a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features



that assure safe walking conditions for students who walk to and from school; and

(b) The public use and interest will be served by the platting of such short subdivision and, if applicable, dedication.

(4) After the department determines that all required improvements have been completed or that arrangements have been made or contracts have been executed to guarantee that such required improvements will be completed; that all parties known to the county to have an ownership interest in the real property have signed the final short plat; and that the interests of the county are fully protected; the department shall grant its approval by signing the final short plat.

20.26.060 File with Auditor. A final short plat approved by the Department of Planning and Community Development shall be filed as a record of survey with the County Auditor within five working days of the date of approval by the department. A final short plat shall not be deemed approved until so filed. The Auditor shall prepare and distribute copies as follows: one each shall be distributed to the Planning Division, the Community Development Division, the Department of Public Works, the Health District and three each to the County Assessor. All required paper copies shall bear the Auditor's recording data.

20.26.070 Effect of Filing. Any lots in a final short plat filed for record shall be valid land use notwithstanding any change in zoning laws for a period of five years from the date of filing. A short plat shall be governed by the terms of the final approval and the statutes, ordinances and regulations in effect at the time of approval under state law for a period of five years after final short plat approval unless the department finds that a change in conditions creates a serious threat to the public health or safety in the short plat.

NEW SECTION. Section 11. A new section, 20.28.020, is added to Snohomish County Code Title 20 as follows:

20.28.020 Monumentation.

(1) Monumentation complying with the current design standards and specifications as described in Chapter 13.05 SCC shall be placed at all road and street intersections, boundary angle points, points of curves in roads and streets and at such intermediate points as may be required by the Department of Planning and Community Development.

(2) If any land in a short subdivision is contiguous to a body of water, river, stream or wetland, monuments shall be set along a meander line which shall be established along the shore at such distance back from the ordinary high water mark as to reasonably insure against damage and destruction by flooding or erosion. Property lying beyond the meander line shall be defined by distance along the side property lines extended from the meander line.

(3) All lot corners shall be set with an iron pipe or steel reinforcing bar at least twenty-four inches in length before recording of the short plat. All lot corners shall be identified with the land surveyor's registration number.

Section 12. This ordinance applies to all short subdivision applications filed on or after its effective date and shall apply to all short subdivision applications filed prior to the effective date that have not been granted conditional and/or final approval.

Section 13. The effective date of this ordinance shall be January 31, 1991.

Dated this 2nd day of January, 1991.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

*Liz McLoughlin*  
Chairman

*Sheila McCallister*  
Clerk of the Council, *asst.*

- APPROVED
- EMERGENCY
- VETOED

DATE 1/7/91

*John Martinis*  
County Executive  
JOHN MARTINIS  
Deputy Executive

D-11