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EXECUTIVE OFFICE



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SNOHOMISH COUNTY COUNCIL

Amended

ORDINANCE NO. 90-209

AMENDING SNOHOMISH COUNTY CODE TITLE 19
RELATING TO CERTIFICATE OF TITLE, EASEMENT WIDTHS
AND DEDICATION OF DRAINAGE EASEMENTS

BE IT ORDAINED:

Section 1. That SCC, Title 19, Section 19.22.040, last amended by Ord. No. 90-089, adopted July 18, 1990, is amended to read:

19.22.040 Requirements for a complete application - small lot subdivision: The following information shall be shown on the preliminary plat map:

(1) Title block, preferably located in the lower right-hand corner, to contain:

- a. Name of the preliminary plat;
- b. Section, township and range;
- c. Name, address, zip code and telephone number of the preparer;
- d. Date of preparation and scale and north point.

(2) Textual data, preferably to be located on the right-hand side of the map or along the bottom, to contain:

- a. Name, address, zip code and telephone number of applicant;
- b. The names, addresses, zip codes and telephone numbers of all persons who have a real or possessory interest in the property to be subdivided;
- c. The legal description of the plat;
- d. The existing zoning on the subject property and proposed rezoning, if applicable;
- e. The acreage contained within the plat, the number of lots being proposed, and the number of lots per acre of land;
- f. The average lot size and the size of the smallest proposed lot; lot average calculation if SCC 18.46.080 of the Snohomish County zoning code is applicable;
- g. Determination of the acreage within the slope ranges of: 0 to 15%; 16 to 20%; 21 to 25%; 26-35% plus slope in accordance with SCC 18.46;
- h. The acreage of open space to be contained in the plat, if any, and the percentage it represents of the total land area;
- i. The road lineage, and acreage of road area and percentage it represents of the total land area;

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j. The source of water supply to include the name of the purveyor, if any;

k. The method of sewage disposal, to include the name of sewer operator, if any;

l. Applicable school district;

m. Applicable fire district.

(3) Vicinity sketch, preferably to be located in the upper right-hand corner of the map, 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 road, railroad and transmission rights-of-way, and indication of the scale used.

(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. All existing structures within the preliminary plat and all existing structures within twenty-five feet of the external lot lines of the plat shall be shown in their approximate locations;

i. Natural drainage courses and probable alternations 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.

(5) Required supporting documents:

a. Two copies of an environmental checklist;

b. Five copies of a traffic study in conformance with Title 26B SCC; or waiver from same as deemed appropriate by the department of public works.

c. If proposed modifications are requested pursuant to SCC 19.28, two copies of a completed application form for same, as provided by the department.

d. Two copies of a certificate of title showing the names and addresses of all persons, firms or corporations whose consent is necessary to dedicate land for public usage, as well as any easements or other encumbrances to the land proposed for subdivision.

Section 2. That SCC, Title 19, section 19.22.060, last amended by Ord. No. 90-089, adopted July 18, 1990, is amended to read:

19.22.060 Requirements for a complete application - large lot subdivision. Preliminary plat applications for large lot subdivisions shall include the following:

(1) Two copies of a master application, a form provided by the department, original signed and notarized.

(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 of 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.

(3) Two copies of a completed SEPA checklist.

(4) If proposed modifications are requested pursuant to chapter 19.30 SCC, two copies of completed application forms for same, as provided by the department.

(5) Two copies of a certificate of title showing the names and addresses of all persons, firms or corporations whose consent is necessary to dedicate land for public usage, as well as any easements or other encumbrances to the land proposed for subdivision.

Section 3. That SCC, Title 19, subsection 19.40.010(3), last amended by Ord. 89-113, adopted October 4, 1989, is amended to read:

19.40.010 Procedure for filing.

. . .

(3) After receiving a copy of the final plat, the department of public works 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 department of public works shall certify the mylar of the plat map to the department of planning and community development 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)) an updated certificate of title showing the names of all persons, firms or corporations whose consent is necessary to dedicate land for public usage, as well as any easements or other encumbrances to the land proposed for subdivision. For the purposes of this section, an updated title report is a title report or supplemental title report which has been prepared no more than 30 days prior to submittal of the final plat.

Section 4. That SCC Title 19, subsection 19.40.070(3), added by Ord. 80-116 adopted December 30, 1980, is amended to read:

19.40.070 Dedications.

. . .

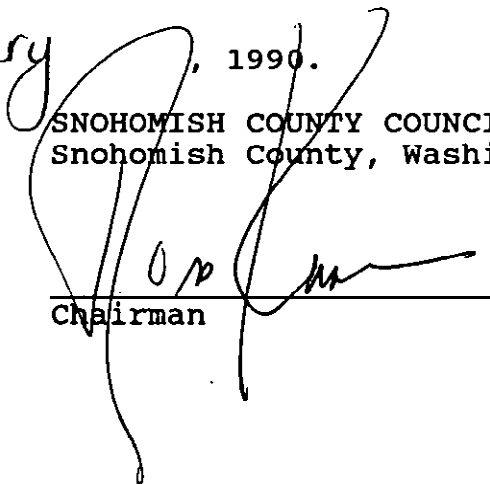
(3) Easements being dedicated shall be indicated on the face of the plat as follows: An easement shall be reserved for and granted to all utilities serving subject plat and their respective successors and assigns, under and upon the exterior ((seven)) ten feet parallel with and adjoining the street frontage of all lots, tracts and common places 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 subdivision and other property with electric, telephone and utility service together with the right to enter upon the lots at all times for the purposes herein stated. Drainage easements designated on the plat are hereby reserved for and granted to Snohomish County, except those designated on the plat as private easements,

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together with the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild an enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement.

Dated this 9th day of January, 1990.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



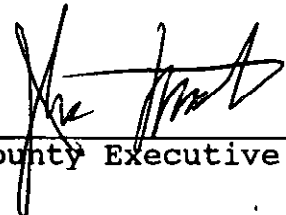
Chairman



ASST. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

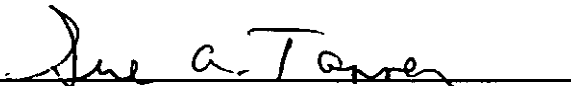
DATE JAN 14 1991



County Executive

JOHN MARTINIS
Deputy Executive

PUBLISHED _____


_____, DPA
Approved as to form only on

November 5, 1990

(Date)