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SNOHOMISH COUNTY COUNCIL

ORDINANCE NO. 90- 217

AMENDING SNOHOMISH COUNTY CODE
TITLE 20, CHAPTERS 20.04 AND 20.20
TO INCORPORATE EXISTING SHORT SUBDIVISION STANDARDS

BE IT ORDAINED:

Section 1. That SCC, Title 20 section 20.04.020, last amended by Ord. No. 86-096, adopted August 28, 1972, is amended to read:

20.04.020 Purpose. The purpose of this resolution title is to regulate the division of land into four or less fewer lots, parcels, sites, or subdivisions, and to promote the public health, safety, and general welfare; to further the goals and objectives of the comprehensive plan; to prevent the overcrowding of land; to lessen congestion in the streets and highways; to provide for adequate light and air; to facilitate adequate provisions for water, sewerage, parks and recreational areas to require that appropriate provisions be made for open space, drainage ways, streets, alleys or roads, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks for students who walk to and from school; to provide for proper ingress and egress; and to require conveyancing by accurate legal description.

These regulations are established pursuant to the provisions of Art 11, sec. 11 of the Constitution of the state of Washington and additionally to effectuate the policy of ((the prescribed)) State law referring to the platting and dedication of land, including chapter 58.17 RCW, ~~title~~ 58 RCW, chapter 36.70 RCW, and chapter 65.08 RCW and shall not preclude full compliance ~~thereto~~ therewith.

Section 2. That Title 20, Section 20.20.080, last amended by Ord. 87-030 on May 13, 1987, is amended as follows:

- (1) The department shall consider and review the proposed short subdivision with regard to:
 - (a) Its conformance to the general purposes of the com-

prehensive plan and planning standards and specification as adopted by the laws of the state of Washington and Snohomish County;

(b) Whether appropriate provisions are made in the short subdivision for: open space, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, and schools and schoolgrounds;

(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, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and whether the public use and interest will be served by approval of the short subdivision and, if applicable, dedication.

(2) The department may:

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

(b) Return the short plat to the applicant for correction or for applicant's construction of improvements in a manner consistent with the department findings; or

(c) Disapprove the short subdivision and the short plat thereof; or

(d) Submit the proposed 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.

(3) The preliminary short subdivision shall be approved only if the department or the hearing examiner makes written findings that, if developed in accordance with the conditions imposed by the department or hearing examiner, the short subdivision makes appropriate provision for the public health, safety, and general welfare and for open spaces, drainage ways, streets, alleys or roads, 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 that the public use and interest will be served by the approval of the short subdivision and, if applicable, dedication. In determining whether appropriate provision has been made:

(a) for open space, the department shall refer to the applicable policies of the Snohomish County Comprehensive Plan, provisions of Chapter 18.46 SCC pertaining to development on steep

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slopes, provisions of Title 24 SCC pertaining to drainage and other utility easements, applicable environmental policies of Title 23 SCC, and/or other applicable provisions of this title;

(b) for drainage ways, the department shall refer to the applicable policies of the Snohomish County Comprehensive Plan, provisions of Title 24 SCC pertaining to drainage, provisions of Title 27 SCC pertaining to development in flood hazard areas, provision of Title 25 SCC pertaining to surface water management, provisions of Title 21 pertaining to development in areas subject to shoreline management jurisdiction, and/or other applicable provisions of this title;

(c) for streets, roads, alleys and other public ways, the department shall refer to the provisions of Title 26B the County Road Ordinance, provisions of Title 16 the Uniform Fire Code, provisions of Title 24 SCC pertaining to drainage, provisions of Title 13 SCC pertaining to roadway construction and design standards, the standards specified in the Washington State Department of Transportation Design Manual, the standards specified in the American Association of State Highway and Transportation Officials urban and rural highway design manuals, and/or other applicable provisions of this title;

(d) for transit stops, the department shall refer to the standards specified in the Snohomish County Transportation Authority Land Use and Public Transportation Manual, and/or other location and construction standards of Community Transit of Snohomish County and Metro for such facilities;

(e) for potable water, the department shall require documentation of compliance with Snohomish Health District regulations and procedures pertaining to potable water, in accordance with any applicable interlocal agreement between Snohomish County and the Snohomish Health District;

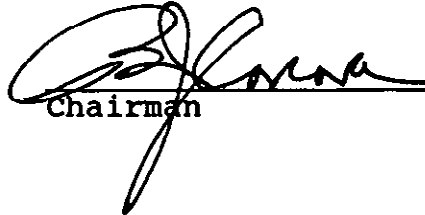
(f) for sanitary wastes, the department shall require documentation of compliance with Snohomish Health District regulations pertaining to on-site sewage disposal, and shall also refer to applicable provisions of this title;

(g) for parks, recreation and playgrounds, the department shall refer to the applicable policies of the Snohomish County Comprehensive Plan, including the Snohomish County Parks and Recreation Plan, applicable environmental policies of Title 23 SCC, and/or other applicable provisions of this title;

(h) for schools, school grounds, and sidewalks and other planning features that assure safe walking conditions for students who walk to and from school, the department shall refer to the applicable policies of the Snohomish County Comprehensive Plan, Title 13 SCC pertaining to roadway construction and design standards, and adequate documentation pursuant to Title 23 SCC on a case by case basis that unsafe walking conditions exist.

Dated this 23rd day of January, 1991.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairman



Clerk of the Council, *asst.*

-) APPROVED
-) EMERGENCY
-) VETOED

DATE JAN 30 1991


County Executive

PUBLISHED _____


Approved as to form only on _____, DPA

12/12/90
(Date)