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EXECUTIVE OFFICE

DEC 12 1991

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON



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EMERGENCY ORDINANCE NO. 91-192  
AMENDING SNOHOMISH COUNTY CODE  
TITLE 19, CHAPTER 19.22  
RELATING TO SUBDIVISION OF LAND

BE IT ORDAINED:

Section 1. The Snohomish County Council makes the following findings of fact:

(a) Amended Ordinance No. 91-114 was adopted on August 28, 1991, signed by the County Executive on September 3, 1991 and, by its terms, took effect on September 13, 1991.

(b) Section 14 of Amended Ordinance No. 91-114 proposed planning commission recommendations for amendments to SCC 19.28.020 (2) and (4) relating to access and road standards for subdivisions. This proposed amendment was further amended by the Council at their August 28, 1991 hearing.

(c) Section 10 of Amended Ordinance 91-114 added subsection (2)(g) to SCC 19.22.040 which was inadvertently not revised to conform to the council's amendments to 19.28.020 referred to above. An amendment to 19.22.040(2)(g) is necessary to conform to the intent of the other amendments.

(d) The amendment set forth in Section 2 below is immediately necessary to provide for the intent of Council's action to allow private roadway usage in subdivisions where all lots are 5 acres in size or larger, and allow for the inclusion of the roadway (public and private) area in the computation for minimum lot area.

Section 2. Based on the foregoing Findings, Snohomish County Code Title 19, subsection 19.22.040(2)(g), last amended by Amended Ordinance No. 91-114 on August 28, 1991, is amended to read:

19.22.040 Requirements for a complete application 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) Each lot shall contain sufficient square footage to meet minimum zoning and other requirements of this title exclusive of access panhandles and roads. For subdivisions where all lots are ((20)) 5 acres or larger, or ((~~one-thirty-second~~) one-one hundred twenty eighth of a section or larger when described as a fraction of a section, lot size computation may include the square footage of land contained in road easements, access panhandles and on-half the width of the county road right-of-way abutting the subdivided property.

(h) 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;

(i) The acreage of open space to be contained in the plat, if any, and the percentage it represents of the total land area;

(j) The road lineage, and acreage of road area and percentage it represents of the total land area;

(k) The source of water supply to include the name of the purveyor, if any;

(l) The method of sewage disposal, to include the name of sewer operator, if any;

(m) Applicable school district;

(n) 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, except as provided in SCC 19.22.040(4)(f). 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 contour interval for subdivisions where all lots are 20 acres or larger, or one thirty second of a section or larger when described as a fraction of a section shall be no greater than 20 feet, PROVIDED That, the contour interval shall be no greater than 5 feet within 100 feet of the centerline of any proposed roadway, and PROVIDED FURTHER, that the contour interval shall be no greater than 5 feet where significant fill or excavation is proposed pursuant to SCC 19.22.040(4)(m), or where additional topographic information is necessary to determine that an adequate building envelope exists on any proposed lot;

(g) The names, locations and widths of all existing streets, road rights-of-way, easements, other public ways, watercourses and major transmission facilities, rights-of-way, within the proposed development and within two hundred feet of the external lot lines of the plat;

(h) The layout and widths of proposed rights-of-way and easement lines within the plat;

(i) 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;

(j) Natural drainage courses and probable alterations which will be necessary to handle the expected drainage from the plat;

(k) 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;

(l) 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;

(m) 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;

(n) 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.

(o) 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 or numbers of the affected lots; and

(ii) A note within, (or next to, with indicator) 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 SCC 19.56.025.

(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.

Section 3. Based on the Findings contained in Section 1 herein, the council finds as a fact that this ordinance is necessary for the immediate preservation of public peace, health and safety and declares that an emergency exists. Therefore, this ordinance shall take effect immediately.

PASSED this 11<sup>th</sup> day of December, 1991.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

ATTEST

Liz McLoughlin  
Chairman, *vite*

Sheila McCallister  
Clerk of the Council, *asst.*

- APPROVED
- EMERGENCY
- VETOED

Dated: 12-16-91

Willis D. Tucker  
County Executive

ATTEST:

Linda M'Creia

APPROVED AS TO FORM

[Signature]  
Deputy Prosecuting Attorney

12/10/91 Date

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