



SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 95-116

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 20.12
RELATING TO SHORT SUBDIVISION EXEMPTIONS

WHEREAS, the county executive and county council have identified regulatory reform of land use regulations as a high priority for county government; and

WHEREAS, with the assistance of the county council, the county executive and prosecuting attorney have established a regulatory reform process to make land use regulations more understandable to the public and more easily implemented by the county; and

WHEREAS, this ordinance is a result of that process;

THEREFORE, BE IT ORDAINED:

Section 1. Snohomish County Code Section 20.12.020 last amended by Ord. 95-004 on February 15, 1995, is amended to read:

20.12.020 Exemptions.

The provisions of this resolution shall not apply to:

- (1) Cemeteries and other burial plots while used for that purpose;
- (2) Divisions made by testamentary provisions or the laws of descent;
- (3) Any division of land regulated by Title 19 Snohomish County Subdivision Code;
- (4) Boundary line adjustments of parcels not in a plat or short plat approved subsequent to August 10, 1969, where access is not affected and where no new lot is created thereby and where no lot is reduced in size below the minimum square footage required by the applicable zoning control; PROVIDED, That in order to assure that no new lot will result therefrom, a declaration of boundary line adjustment, in a form prescribed by the department of planning and development services, shall be recorded with the Snohomish county auditor;
- (5) Divisions of land due to condemnation or sale under threat thereof, by an agency or division of government vested with the power of condemnation;
- (6) Any division where no permanent road may be constructed and where restrictive covenants or lease provisions prohibit construction of buildings of a type that permits human occupancy, overnight camping, or other human habitation;
- (7) Any division of land into lots, tracts, or parcels, where the smallest tract is at least one-eighth of a section, or is 80 acres if the land is not capable of subdivisional description;
- (8) Divisions of land into lots, tracts or parcels, each of which is one thirty-second of a section or larger, or 20 acres or larger if the land is not capable of subdivisional description, where prior to May 16, 1991 actual subdivision occurred or intent to subdivide was demonstrated through one or more of the following actions:

(a) There was filed with the Snohomish county department of planning and development services a large lot subdivision map of lots contained therein, or
(b) There was filed with the Snohomish county auditor a record of survey of tracts to be subdivided, or
(c) There were sales and/or transfers of interest in tracts or parcels; PROVIDED, FURTHER, That all such divisions must comply with all other minimum requirements of applicable state laws and all applicable legal access and zoning requirements of the Snohomish county zoning code.

(9) Transfers of land to the county for open space, conservation, or park purposes. Any remaining area must meet the minimum requirements of SCC 18.42.060(1). The land remaining must meet the minimum access requirements of SCC 18.41.010. The land transferred must meet the minimum access requirements of SCC 18.41.010 if motor-vehicle access is proposed;

(10) Sales of tax title property to an adjoining property owner by the county pursuant to SCC 4.46.160 (5).

Section 2. The effective date of this ordinance shall be January 31, 1996.

PASSED this 10th day of January, ~~1995~~ 1996.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Richard C Johnson
Chairperson

ATTEST:

Sheila McCallister
Clerk of the Council, *asst.*

- APPROVED
- VETOED
- EMERGENCY

DATE

DATE 1/10/96
Robert J. Drewel
County Executive

Approved as to form only:

Michael J. [Signature]
Deputy Prosecuting Attorney

ROBERT J. DREWEL
County Executive