
**Technology, Telecommunications
& Energy Committee**

HB 2452

Brief Description: Regulating sites for construction and operation of unstaffed public or private electric utility facilities.

Sponsors: Representatives Morris and Crouse.

Brief Summary of Bill

- Creates an additional exception to the state subdivision law for properties of less than five acres that are used or will be used for the purpose of establishing a site for construction and operation of unstaffed public or private electric utility facilities.

Hearing Date: 1/20/04

Staff: Kiki Keizer (786-7109).

Background:

The state subdivision law governs the manner in which cities and counties administer the division of land into parcels for the purpose of sale, lease, or other transfers of ownership. The subdivision law is intended to prevent overcrowding of land, reduce congestion on streets and highways, and provide adequate water, sewerage and other infrastructure to property, among other objectives.

For purposes of the state subdivision law, when the division is of five or more parcels, it is considered a long subdivision, and four or fewer parcels is considered a short subdivision. Property divisions are accomplished by the review and approval of plats which are detailed maps that show the parcel division and such things as streets, parks, and alleys. In some cases, public hearings are required.

Once established, long and short subdivisions are subject to certain requirements. For example, lots created by a short plat cannot be further divided for five years after short plat recording, with limited exceptions.

There are eight exemptions from the requirements of the state subdivision law. They are property divisions for cemeteries and burial plots, certain divisions of five acres or larger, divisions resulting from a will or inheritance, certain divisions for industrial or commercial use, certain divisions by lease where no residential structures other than mobile homes or trailers will be

placed on the land, divisions to adjust boundaries, certain divisions for condominium developments, and divisions to be leased for placement of personal wireless facilities.

Summary of Bill:

An additional exemption to the state subdivision law is established for divisions of land of less than five acres that are used or will be used for the purpose of establishing a site for construction and operation of unstaffed public or private electric utility facilities, such as substations.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of session in which bill is passed.