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SENATE BILL 5816

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State of Washington

56th Legislature

1999 Regular Session

By Senators Haugen, McCaslin, Patterson, Gardner and T. Sheldon

Read first time 02/10/1999. Referred to Committee on State & Local Government.

1 AN ACT Relating to enabling counties planning under chapter 36.70A  
2 RCW to create nine lots in a short subdivision within a designated  
3 urban growth area; and amending RCW 58.17.020.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 58.17.020 and 1995 c 32 s 2 are each amended to read  
6 as follows:

7 As used in this chapter, unless the context or subject matter  
8 clearly requires otherwise, the words or phrases defined in this  
9 section shall have the indicated meanings.

10 (1) "Subdivision" is the division or redivision of land into five  
11 or more lots, tracts, parcels, sites, or divisions for the purpose of  
12 sale, lease, or transfer of ownership, except as provided in subsection  
13 (6) of this section.

14 (2) "Plat" is a map or representation of a subdivision, showing  
15 thereon the division of a tract or parcel of land into lots, blocks,  
16 streets and alleys, or other divisions and dedications.

17 (3) "Dedication" is the deliberate appropriation of land by an  
18 owner for any general and public uses, reserving to himself or herself  
19 no other rights than such as are compatible with the full exercise and

1 enjoyment of the public uses to which the property has been devoted.  
2 The intention to dedicate shall be evidenced by the owner by the  
3 presentment for filing of a final plat or short plat showing the  
4 dedication thereon; and, the acceptance by the public shall be  
5 evidenced by the approval of such plat for filing by the appropriate  
6 governmental unit.

7 A dedication of an area of less than two acres for use as a public  
8 park may include a designation of a name for the park, in honor of a  
9 deceased individual of good character.

10 (4) "Preliminary plat" is a neat and approximate drawing of a  
11 proposed subdivision showing the general layout of streets and alleys,  
12 lots, blocks, and other elements of a subdivision consistent with the  
13 requirements of this chapter. The preliminary plat shall be the basis  
14 for the approval or disapproval of the general layout of a subdivision.

15 (5) "Final plat" is the final drawing of the subdivision and  
16 dedication prepared for filing for record with the county auditor and  
17 containing all elements and requirements set forth in this chapter and  
18 in local regulations adopted under this chapter.

19 (6) "Short subdivision" is the division or redivision of land into  
20 four or fewer lots, tracts, parcels, sites, or divisions for the  
21 purpose of sale, lease, or transfer of ownership(~~(;—PROVIDED, That)~~).  
22 However, the legislative authority of any city or town may by local  
23 ordinance increase the number of lots, tracts, or parcels to be  
24 regulated as short subdivisions to a maximum of nine. The legislative  
25 authority of any county planning under RCW 36.70A.040 that has adopted  
26 a comprehensive plan and development regulations in compliance with  
27 chapter 36.70A RCW may by ordinance increase the number of lots,  
28 tracts, or parcels to be regulated as short subdivisions to a maximum  
29 of nine in any urban growth area.

30 (7) "Binding site plan" means a drawing to a scale specified by  
31 local ordinance which: (a) Identifies and shows the areas and  
32 locations of all streets, roads, improvements, utilities, open spaces,  
33 and any other matters specified by local regulations; (b) contains  
34 inscriptions or attachments setting forth such appropriate limitations  
35 and conditions for the use of the land as are established by the local  
36 government body having authority to approve the site plan; and (c)  
37 contains provisions making any development be in conformity with the  
38 site plan.

1 (8) "Short plat" is the map or representation of a short  
2 subdivision.

3 (9) "Lot" is a fractional part of divided lands having fixed  
4 boundaries, being of sufficient area and dimension to meet minimum  
5 zoning requirements for width and area. The term shall include tracts  
6 or parcels.

7 (10) "Block" is a group of lots, tracts, or parcels within well  
8 defined and fixed boundaries.

9 (11) "County treasurer" shall be as defined in chapter 36.29 RCW or  
10 the office or person assigned such duties under a county charter.

11 (12) "County auditor" shall be as defined in chapter 36.22 RCW or  
12 the office or person assigned such duties under a county charter.

13 (13) "County road engineer" shall be as defined in chapter 36.40  
14 RCW or the office or person assigned such duties under a county  
15 charter.

16 (14) "Planning commission" means that body as defined in  
17 chapter(~~s~~) 36.70, 35.63, or 35A.63 RCW as designated by the  
18 legislative body to perform a planning function or that body assigned  
19 such duties and responsibilities under a city or county charter.

20 (15) "County commissioner" shall be as defined in chapter 36.32 RCW  
21 or the body assigned such duties under a county charter.

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