

Title 19A – Subdivisions and Short Subdivisions

1 NEW SECTION. SECTION 1. A new section is hereby added to K.C.C. chapter 19A.08
2 to read as follows:

3 A. The segregation of land in accordance with chapter 58.17 RCW and this title shall be
4 required prior to the sale or transfer of nine or fewer lots, tracts or parcels of land inside the
5 Urban Growth Area and the sale or transfer of four or fewer lots, tracts or parcels of land outside
6 the Urban Growth Area.

7 B. This provision shall not apply to lots where:

8 1. The department has issued a determination pursuant to KCC 19A.08.070 that the lot
9 was legally segregated;

10 2. The department has issued a determination that the lot is exempt pursuant to KCC
11 19A.08.040 and RCW 58.17.040; or

12 3. The department has issued a determination of innocent purchaser status pursuant to
13 19A.08.090.

14 SECTION 2. 19A.08.160 Minimum subdivision and short subdivision
15 **improvements.**

16 A. Prior to final recording of a plat or short plat, the following minimum improvements
17 shall be constructed consistent with the approved plans, except that the director may allow
18 posting of a financial guarantee in the event that expiration of the plat or short plat is imminent
19 or other extraordinary circumstances prevent the construction of such improvements.

20 1. Drainage facilities and erosion control measures consistent with K.C.C. 9.04.090;

21 2. Water mains and hydrant installed and fire flow available, if required;

22 3. Roadways graded to all lots within the subdivision or short subdivision and capable
23 of providing access by passenger vehicle;

24 4. Specific site improvements required by the preliminary plat approval ordinance or
25 preliminary short plat approval decision, if the decision requires completion prior to plat
26 recording;

27 5. Delineation of sensitive areas that are to remain undeveloped;

28 6. Temporary control monuments set by a land surveyor, located in conformance with
29 this title, and in place at final inspection. Permanent monuments and control points shall be set
30 and verified by a land surveyor within ninety days of the final lift of asphalt; (~~and~~)

31 7. Improvements without which the director determines a safety hazard would exist;
32 and

33 8. All private improvements outside of the right-of-way or road easement.

34 B. The director shall have right of entry onto any lot, tract, easement or parcel that is part
35 of the final plat or short plat to ensure compliance with the minimum subdivision improvements
36 required in subsection A of this section. (Ord. 13694 § 51, 1999).