
SENATE BILL 5799

State of Washington

53rd Legislature

1993 Regular Session

By Senators Nelson and Sutherland

Read first time 02/15/93. Referred to Committee on Energy & Utilities.

1 AN ACT Relating to plats and short plats; and amending RCW
2 58.17.060 and 58.17.110.

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

4 **Sec. 1.** RCW 58.17.060 and 1990 1st ex.s. c 17 s 51 are each
5 amended to read as follows:

6 (1) The legislative body of a city, town, or county shall adopt
7 regulations and procedures, and appoint administrative personnel for
8 the summary approval of short plats and short subdivisions or
9 alteration or vacation thereof. When an alteration or vacation
10 involves a public dedication, the alteration or vacation shall be
11 processed as provided in RCW 58.17.212 or 58.17.215. Such regulations
12 shall be adopted by ordinance and shall provide that a short plat and
13 short subdivision may be approved only if written findings that are
14 appropriate, as provided in RCW 58.17.110, are made by the
15 administrative personnel, and may contain wholly different requirements
16 than those governing the approval of preliminary and final plats of
17 subdivisions and may require surveys and monumentations and shall
18 require filing of a short plat, or alteration or vacation thereof, for
19 record in the office of the county auditor: PROVIDED, That such

1 regulations must contain a requirement that land in short subdivisions
2 may not be further divided in any manner within a period of five years
3 without the filing of a final plat, except that when the short plat
4 contains fewer than four parcels, nothing in this section shall prevent
5 the owner who filed the short plat from filing an alteration within the
6 five-year period to create up to a total of four lots within the
7 original short plat boundaries: PROVIDED FURTHER, That such
8 regulations are not required to contain a penalty clause as provided in
9 RCW 36.32.120 and may provide for wholly injunctive relief.

10 An ordinance requiring a survey shall require that the survey be
11 completed and filed with the application for approval of the short
12 subdivision.

13 (2) Cities, towns, and counties shall include in their short plat
14 regulations and procedures pursuant to subsection (1) of this section
15 provisions for considering sidewalks and other planning features that
16 assure safe walking conditions for students who walk to and from
17 school.

18 (3) Cities, towns, and counties shall include in their short plat
19 regulations and procedures requirements for a lot numbering system and
20 a house address system.

21 **Sec. 2.** RCW 58.17.110 and 1990 1st ex.s. c 17 s 52 are each
22 amended to read as follows:

23 (1) The city, town, or county legislative body shall inquire into
24 the public use and interest proposed to be served by the establishment
25 of the subdivision and dedication. It shall determine: (a) If
26 appropriate provisions are made for, but not limited to, the public
27 health, safety, and general welfare, for open spaces, drainage ways,
28 streets or roads, alleys, other public ways, transit stops, potable
29 water supplies, sanitary wastes, parks and recreation, playgrounds,
30 schools and schoolgrounds, and shall consider all other relevant facts,
31 including sidewalks and other planning features that assure safe
32 walking conditions for students who only walk to and from school; and
33 (b) whether the public interest will be served by the subdivision and
34 dedication.

35 (2) A proposed subdivision and dedication shall not be approved
36 unless the city, town, or county legislative body makes written
37 findings that: (a) Appropriate provisions are made for the public
38 health, safety, and general welfare and for such open spaces, drainage

1 ways, streets or roads, alleys, other public ways, transit stops,
2 potable water supplies, sanitary wastes, parks and recreation,
3 playgrounds, schools and schoolgrounds and all other relevant facts,
4 including sidewalks and other planning features that assure safe
5 walking conditions for students who only walk to and from school; and
6 (b) the public use and interest will be served by the platting of such
7 subdivision and dedication. If it finds that the proposed subdivision
8 and dedication make such appropriate provisions and that the public use
9 and interest will be served, then the legislative body shall approve
10 the proposed subdivision and dedication. Dedication of land to any
11 public body, provision of public improvements to serve the subdivision,
12 and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be
13 required as a condition of subdivision approval. Dedications shall be
14 clearly shown on the final plat. No dedication, provision of public
15 improvements, or impact fees imposed under RCW 82.02.050 through
16 82.02.090 shall be allowed that constitutes an unconstitutional taking
17 of private property. The legislative body shall not as a condition to
18 the approval of any subdivision require a release from damages to be
19 procured from other property owners.

20 (3) A lot numbering system and a house address system shall be
21 required as a condition of subdivision approval and shall be clearly
22 shown on the final plat.

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