
SENATE BILL 6127

State of Washington

54th Legislature

1996 Regular Session

By Senator McCaslin

Read first time 01/08/96. Referred to Committee on Government Operations.

1 AN ACT Relating to dedications required for approval of short plats
2 or subdivisions; and amending RCW 58.17.060.

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) No city, town, or county may require as a condition of approval
19 under this section, the dedication of any portion of the property for
20 which a short plat or short subdivision approval is sought, for the
21 purpose of open space, greenbelt, or buffer zone, or future road,
22 bicycle path, or pedestrian way unless the owner is paid the fair
23 market value for such dedication. For purposes of this subsection, a
24 future road, bicycle path, or pedestrian way is any right of way which
25 will not be fully developed at the same time as the subdivided lots are
26 offered for sale.

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