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HOUSE BILL 1690

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State of Washington

66th Legislature

2019 Regular Session

By Representatives Walen, Goehner, and Springer

Read first time 01/28/19. Referred to Committee on Local Government.

1 AN ACT Relating to short subdivisions; and amending RCW  
2 58.17.020.

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

4 **Sec. 1.** RCW 58.17.020 and 2002 c 262 s 1 are each amended to  
5 read as follows:

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

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

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

16 (3) "Dedication" is the deliberate appropriation of land by an  
17 owner for any general and public uses, reserving to himself or  
18 herself no other rights than such as are compatible with the full  
19 exercise and enjoyment of the public uses to which the property has  
20 been devoted. The intention to dedicate shall be evidenced by the  
21 owner by the presentment for filing of a final plat or short plat

1 showing the dedication thereon; and, the acceptance by the public  
2 shall be evidenced by the approval of such plat for filing by the  
3 appropriate governmental unit.

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

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

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

17 (6) (a) "Short subdivision" is the division or redivision of land  
18 into four or fewer lots, tracts, parcels, sites, or divisions for the  
19 purpose of sale, lease, or transfer of ownership. ~~((However,))~~ The  
20 legislative authority of any city or town that has not adopted a  
21 comprehensive plan and development regulations in compliance with  
22 chapter 36.70A RCW may by local ordinance increase the number of  
23 lots, tracts, or parcels to be regulated as short subdivisions to a  
24 maximum of nine.

25 (b) Within a county or city that has adopted a comprehensive plan  
26 and development regulations in compliance with chapter 36.70A RCW,  
27 "short subdivision" is the division or redivision of land into nine  
28 or fewer lots, tracts, parcels, sites, or divisions for the purpose  
29 of sale, lease, or transfer of ownership. The legislative authority  
30 of any county or city planning under RCW 36.70A.040 that has adopted  
31 a comprehensive plan and development regulations in compliance with  
32 chapter 36.70A RCW may by ordinance increase the number of lots,  
33 tracts, or parcels to be regulated as short subdivisions to a maximum  
34 of ~~((nine))~~ thirty in any urban growth area.

35 (7) "Binding site plan" means a drawing to a scale specified by  
36 local ordinance which: (a) Identifies and shows the areas and  
37 locations of all streets, roads, improvements, utilities, open  
38 spaces, and any other matters specified by local regulations; (b)  
39 contains inscriptions or attachments setting forth such appropriate  
40 limitations and conditions for the use of the land as are established

1 by the local government body having authority to approve the site  
2 plan; and (c) contains provisions making any development be in  
3 conformity with the site plan.

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

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

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

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

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

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

19 (14) "Planning commission" means that body as defined in chapter  
20 36.70, 35.63, or 35A.63 RCW as designated by the legislative body to  
21 perform a planning function or that body assigned such duties and  
22 responsibilities under a city or county charter.

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

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