

WALLA WALLA COUNTY  
SUBDIVISION CONTROL ORDINANCE 82

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AN ORDINANCE RELATING TO SUBDIVISIONS AND PLATS: DEFINING CRIMES; PRESCRIBING PENALTIES; AND REPEALING PRIOR ORDINANCES RELATING TO THE SAME SUBJECT

WHEREAS Protection of the public health, safety and general welfare requires that the division of land into five or more lots proceed in accordance with standards to prevent the overcrowding of land; to lessen congestion of streets and highways and provide proper ingress and egress; to provide adequate space, light, and air; to facilitate adequate provision for water, sewerage, parks and recreation, fire protection, schools, ways and other public uses, and to assure uniform monumenting of land subdivisions and conveyancing by accurate legal descriptions; and,

WHEREAS By enacting Chapter 271, Laws of 1969, First Ex. Session the Legislature has prescribed a method for accomplishing the aforesaid purposes, and has vested counties with responsibility for controlling the division of land in unincorporated areas; and,

WHEREAS This Board deems the controls, standards, procedures, and penalties set forth in this ordinance to be essential to the protection of the public health, safety and general welfare of the citizens of Walla Walla County; and the adoption thereof to be in the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF WALLA WALLA COUNTY, WASHINGTON:

SECTION 1.00 APPLICABILITY - Every subdivision of land within the unincorporated area of Walla Walla County shall proceed in compliance with this ordinance. Land divided as a short division within five years immediately preceding may be resubdivided pursuant to this ordinance.

SECTION 1.01 EXEMPTIONS - The provisions of this ordinance shall not apply to:

- (1) Any cemetery or burial plot, while use for that purpose;
- (2) Any division of land not containing a dedication, in which the smallest lot created by the

division exceeds five acres;

- (3) Any division of land made by testamentary provision, the laws of descent, or upon court order.

## CHAPTER II

SECTION 2.00 DEFINITIONS - Whenever the following words and phrases appear in this ordinance they shall be given the meaning attributed to them by this Section. When not inconsistent with the context, words used in the present tense shall include the future; the singular shall include the plural, and the plural the singular; the word "shall" is always mandatory, and the word "may" indicates a use of discretion in making a decision.

SECTION 2.01 SUBDIVISION - is the division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale or lease and shall include all resubdivision of land.

SECTION 2.02 PLAT - is a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, roads and alleys or other divisions and dedications.

SECTION 2.03 PRELIMINARY PLAT - is a neat and approximate drawing of a proposed subdivision showing the

general layout of roads and alleys, lots, blocks and restrictive covenants to be applicable to the subdivision, and other elements of a plat or subdivision which shall furnish a basis for the approval or disapproval of the general layout of a subdivision.

SECTION 2.04 FINAL PLAT - is the final drawing of the subdivision and dedication prepared for filing for record with the County Auditor and containing all elements and requirements set forth in Chapter 271, Laws of 1969, First Ex. Sess., and in this ordinance adopted pursuant thereto.

SECTION 2.05 DEDICATION - is the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication, thereon; and, the acceptance by the public shall be evidenced by the approval of such plat for filing by the Board of County Commissioners of Walla Walla County.

SECTION 2.06 EASEMENT - is a grant by a property owner to specific persons or to the public to use land for

a specific purpose or purposes.

SECTION 2.07 LOT - is a fractional part of subdivided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels.

SECTION 2.08 BLOCK - is a group of lots, tracts or parcels within well defined and fixed boundaries.

SECTION 2.09 ROAD - is an improved and maintained public Right-of-way which provides vehicular circulation or principal means of access to abutting properties, and which may also include provisions for public utilities, pedestrian walkways, public open space and recreations areas, cut and fill slopes, and drainage.

SECTION 2.10 CUL-DE-SAC - is a road closed at one end by a circular area of sufficient size for turning vehicles around.

SECTION 2.11 ALLEY - is a strip of land dedicated to public use providing vehicular and pedestrian access to the rear side of properties which abut and are served by a public road.

SECTION 2.12 COMPREHENSIVE PLAN - is the current comprehensive plan of Walla Walla County, adopted by the Board pursuant to State law.

SECTION 2.13 PLANNING COMMISSION - is the Walla Walla County Planning Commission.

SECTION 2.14 BOARD - is the legislative authority of Walla Walla County.

SECTION 2.15 SUBDIVIDER - is a person, including a corporate person, who undertakes to create a subdivision.

### CHAPTER III

SECTION 3.00 ADMINISTRATION - The County Planning Director hereafter referred to as the Administrator, is vested with the duty of administering subdivision and platting regulations within the unincorporated areas of County, and may prepare and require the use of such forms as are essential to their administration.

SECTION 3.01 PROCEDURE - APPLICATION AND FEES. Any person desiring to subdivide land in an unincorporated area of Walla Walla County shall submit an application therefore to the Administrator. The application shall be accompanied by a filing fee equal to the sum of \$50.00 plus \$1.00 for each lot of the subdivision. A plat check fee shall be paid to the County Engineer upon the filing of a preliminary plat, the amount to be determined by the following schedule:

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Less than 10 lots	-	\$ 5.00 per lot
10 to 25 lots	-	4.00 per lot (minimum, \$50.)
26 to 50 lots	-	3.50 per lot (minimum, \$100.)
51 to 100 lots	-	3.00 per lot (minimum, \$175.)
101 to more lots	-	2.75 per lot (minimum, \$300.)

Recording fees shall be paid to the County Auditor as set forth in RCW 36.18.010.

SECTION 3.02 PROCEDURE - PLATS AND PLANS REQUIRED. A subdivider shall submit with his application six (6) copies of a preliminary plat and six (6) copies of plans, profiles and specifications for streets, utilities and other proposed improvements to be constructed in the proposed subdivision. Plans and profiles shall be drawn upon standard 23" x 39" Federal Aid Plan profile sheets or such other sheets as may be acceptable to the County Engineer and submitted prior to filing of the final plat.

SECTION 3.03 PROCEDURE - ADEQUACY AND DISTRIBUTION OF PLATS AND PLANS. If the Administrator determines that the preliminary plat contains sufficient elements and data to furnish a basis for its approval or disapproval, and the plans, profiles, and specifications are adequate to allow the County Engineer to approve or disapprove the construction of future improvements, the Administrator shall affix a file number and date of receipt to the application and promptly forward all copies of the plans, profiles and specifications of roads, utilities, and other proposed improvements

to the County Engineer. The Administrator shall promptly forward one (1) copy of the preliminary plat to the County Engineer, Health Director, Park Director, Fire Protection Official, Superintendent of Schools, Assessor, and appropriate utility, service and environmental agencies. The Administrator shall forward one (1) copy of the preliminary plat to the City Engineer of any City when the area to be subdivided is within three (3) miles of an urban area, provided that the city has a General Development plan and a subdivision regulation code.

SECTION 3.04 PROCEDURE - PLANNING COMMISSION HEARING DATE. Upon receipt of an application, the Administrator shall set a date for public hearing before the Planning Commission.

SECTION 3.05 PROCEDURE - NOTICE OF HEARING. The Administrator shall give notices of the public hearing as follows:

(1) Through the United State mail, post marked at least ten days before the date of the hearing, to the following:

(a) Every owner of property, whose name appears as such on the records of the Assessor, situated within 500 feet of the boundaries of the proposed subdivision;

(b) The legislative authority of any city or town adjacent to or within one mile of the



proposed subdivision or the public utilities of which are contemplated for use in the proposed subdivision;

- (c) The State Department of Highways, or its successor, if the proposed subdivision is adjacent to the right of way of any State Highway;
  - (d) The State Department of Water Resources, or its successor, if the proposed subdivision lies within a flood control zone designated pursuant to Chapter 86.16 RCW.
- (2) By arranging for publication of a notice of the hearing in the official County newspaper, to appear at least ten days prior to the hearing date;
  - (3) By arranging for the posting of three (3) copies of a notice of the hearing at conspicuous places on the boundaries of the proposed subdivision;
  - (4) By notifying the County Engineer, the County Health Officer, and the appropriate fire protection official.

SECTION 3.06 HEARING - SCOPE AND CONTINUANCE. At the public hearing the Planning Commission shall consider all relevant evidence to determine whether to recommend that the preliminary plat be approved or disapproved by the Board. Any hearing may be continued at the discretion of the Commission, within the time limits allowed by the law.

SECTION 3.07 HEARING - ROAD, SEWER + WATER, AND FIRE SYSTEM RE-  
COMMENATIONS. The County Engineer, the County Health  
Officer and the appropriate fire protections official  
shall certify to the Planning Commission their res-  
pective recommendations as to the adequacy of the  
proposed road system, the proposed sewage disposal,  
storm sewage dispoal and water supply systems, and  
fire protection facilities within the subdivision.  
The recommendations of the County Engineer, the  
County Health Officer, and the fire protection of-  
fical shall be attached to the Commission's report  
for transmittal to the Board.

SECTION 3.08 HEARING - APPROPRIATE FACILITIES AND IMPROVEMENTS.  
The Commission shall determine whether the proposal  
includes appropriate provisions for drainage, roads,  
alleys and other public ways, water supplies, sanitary  
wastes, parks, playgrounds, fire protection facilities,  
school sites and grounds and other public and private  
facilities and improvements.

SECTION 3.09 HEARING - CONFORMANCE TO COMPREHENSIVE PLAN. The  
Commission shall determine if the proposed subdivision  
conforms to the general purposes of the comprehensive  
plan; and if the public use and interest will appar-  
ently be served by the proposal.

SECTION 3.10 HEARING - REPORT TO BOARD. Not later than fourteen

days following conclusion of the hearing, the Planning Commission shall submit its written report and recommendations to the legislative body. The Planning Commission may recommend that the proposed plat be approved, conditionally approved, or disapproved. Conditions of approval shall be precisely recited in the Planning Commission's report and shall include recommended protective improvements, if any.

SECTION 3.11 HEARING - RECORDS. Records of the Planning Commission hearings on preliminary plats shall be kept by the Administrator and shall be open to public inspection.

SECTION 3.12 BOARD ACTION - DATE. Upon receipt of the Planning Commission's recommendation the Board shall, at its next public meeting, set the date for the public meeting at which the Board shall consider the recommendation.

SECTION 3.13 BOARD ACTION - ACCEPTANCE OR REJECTION. At the meeting scheduled for considering the preliminary plat the Board shall, after reviewing the recommendations of the Planning Commission, the County Engineer, the Health Officer, the Fire Protection Official, and any other relevant evidence presented to it, shall either concur with or reject the Planning Commission's recommendation.

SECTION 3.14 BOARD ACTION - PUBLIC HEARING ON REJECTED PRELIMINARY

PLAT. If the Board does not summarily approve the Planning Commission recommendation on any preliminary plat, it shall set a date for a public hearing at which all interested persons may appear before the Board and be heard on the proposal to approve, conditionally approve, or disapprove the preliminary plat or a revised version thereof. At the conclusion of the said public hearing or any continued hearing the Board may approve, conditionally approve, or disapprove the preliminary plat or a revised version thereof.

SECTION 3.15 BOARD ACTION - RECORDS. Records of a Board's proceedings concerning a preliminary plat shall be kept by the Clerk of the Board and shall be open to public inspection.

SECTION 3.16 PRELIMINARY PLAT APPROVAL - AUTHORIZATION FOR SUB-DIVIDER. Approval of the preliminary plat shall constitute authorization for the subdivider to develop the subdivision's facilities and improvements in strict accordance with standards established by this ordinance and any conditions imposed by the Board.

SECTION 3.17 PRELIMINARY PLAT APPROVAL - EXPIRATION. Preliminary plat approval shall be effective for twelve (12) months. Upon application by the subdivider, the Planning Commission shall review the preliminary plat and if it finds that the preliminary plat then

serves the public use and interest and complies with all zoning requirements as of the date of reapplication, it may extend its approval for one additional 12-month period. The fee for such reapplication shall be one-half the fee paid to the Planning Department for the original application. If the final plat is not recorded within two (2) years from the date of original approval by the Board, such approval of the preliminary plat shall be null and void.

SECTION 3.18 FINAL PLAT - FILING PERIOD. At any time within twelve (12) months following the Board's approval of a preliminary plat the subdivider shall file the original and six (6) copies of a proposed final plat with the Administrator.

SECTION 3.19 FINAL PLAT - REVIEW BY ADMINISTRATOR. The Administrator shall satisfy himself;

(1) That the final plat meets all standards established by State Law and this ordinance relating to final plats;

(2) That the proposed final plat bears the certificates and statements of approval required by this ordinance;

(3) That a title insurance report furnished by the subdivider confirms the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the plat's certificate;

(4) That the facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider will provide a bond in a form acceptable to the prosecuting attorney and in an amount and with sureties commensurate with improvements remaining to be completed securing to the County the construction and installation of the improvements within a fixed time set by the Board.

SECTION 3.20 FINAL PLAT - SUBMISSION TO BOARD. The Administrator shall acknowledge receipt of a proposed final plat which meets the requirements of Section 3.19 and shall forward the original and six (6) copies thereof to the Clerk of the Board.

SECTION 3.21 FINAL PLAT - BOARD DETERMINATIONS - APPROVAL OR DISAPPROVAL. The Board shall, at its next public meeting or any continued meeting, determine;

- (1) Whether conditions imposed when the preliminary plat was approved have been met;
- (2) Whether the bond, if there be one, by its essential terms assures completion of improvements;
- (3) Whether the public use and interest will be served by approving the proposed final plat;
- (4) Whether the requirements of state law and this ordinance have been satisfied by the subdivider.

The Board shall there upon approve or disapprove the proposed final plat. If the Board approves the plat

the Administrator shall forward one reproducible copy thereof to the County Engineer and one paper copy to the County Assessor, and shall transmit the original to the County Auditor for filing.

#### CHAPTER IV

- SECTION 4.00 DEDICATIONS - REQUIRED. No plat shall be approved unless adequate provision is made in the subdivision for such drainage ways, roads, alleys, easement, parks, playgrounds, sites for schools, school grounds, and other general purposes as may be required to protect the public health, safety and welfare.
- SECTION 4.01 DEDICATIONS - SHOWN ON PLAT. All dedications of land shall be clearly and precisely indicated on the face of the plat.
- SECTION 4.02 DEDICATIONS - PROTECTIVE IMPROVEMENTS. Protective improvements, and easements to maintain such improvements shall be dedicated.
- SECTION 4.03 DEDICATIONS - ACCESS TO PUBLIC WATERS. Plats of subdivisions containing land adjacent to publicly owned or controlled bodies of water shall contain dedications of access to such bodies of water unless the Board determines the public use and interest will not be served thereby. If no public access exists within one-half mile of the borders of the subdivision,

a standard county road with a minimum 60 feet right-of-way shall be dedicated and constructed thereon to allow public access to such water. In the event said subdivision has more than one-half mile of waterfront without public access to said bodies of water, the said plat shall contain more than one 60 foot dedicated and constructed right-of-way for legal public access to such waters in each mile thereof, with there being no more than one mile between the center lines of such water accesses. Such dedications shall be to the low water mark and shall include easements for pedestrian traffic at least 15 feet wide above the water mark throughout the entire length of waterfront within the subdivision.

SECTION 4.04 DEDICATIONS - ACCESS TO LOTS. Convenient access to every lot shall be provided by a dedicated road.

SECTION 4.05 DEDICATIONS - EXEMPTION, CONVEYANCE TO CORPORATION. If the Board concludes that the public interest will be served thereby, the Board may, in lieu of requiring the dedication of land in a subdivision for protective improvements, drainage ways, alleys, sidewalks, parks, playgrounds, recreational, community or other general purposes, allow the said land to be conveyed to a home owners association or similar nonprofit corporation.



SECTION 4.06 DEDICATIONS - EXEMPTION, CORPORATE MEMBERSHIP AND RESPONSIBILITIES, CONDITIONS. A subdivider who wishes to make a conveyance as permitted by Section 4.05, shall, at or prior to the time of filing a final plat for approval supply the Board with copies of the grantee organization's articles of incorporation and bylaws, and with evidence of the conveyance or a binding commitment to convey. The articles of incorporation shall provide that membership in the organization shall be appurtenant to ownership of land in the subdivision; that the corporation is empowered to assess the said land for costs of construction and maintenance of the improvements and property owned by the corporation, and that such assessments shall be a lien upon the land. The Board may impose such other conditions as it deems appropriate to assure that property and improvements owned by the corporation will be adequately constructed and maintained.

SECTION 4.07 DEDICATIONS - NOTIFICATION OF PUBLIC INTENTION TO ACQUIRE. Any public agency with power to acquire land by condemnation or otherwise for public uses may, at any time prior to final approval of a preliminary plat, notify the Board and the subdivider of its intention to acquire some or all of the land in a proposed subdivision for public uses.

SECTION 4.08 DEDICATIONS - REQUEST TO RESERVE FOR DELAYED PUBLIC ACQUISITION. In the event the land is not dedicated for the said uses, the public agency may request that the Board require the reservation of such land for a stated period, not to exceed three years following the Board's approval of the final plat, during which time the agency may acquire the land.

SECTION 4.09 DEDICATIONS - RESERVATION FOR DELAYED PUBLIC ACQUISITION. If the Board finds that the public health, safety or general welfare will be served thereby, the Board may require, as a condition precedent to approval of the final plat, that the said land or such part of it as the Board deems appropriate be designated on the plat as reserved land, and that for the period requested or such shorter period as the Board deems sufficient the reserved land not be developed for uses other than the contemplated public use. A public agency may accelerate the expiration date of a reservation period by filing written notice of its intention to abandon its right to acquire the reserved land with the County Auditor.

SECTION 4.10 DEDICATIONS - RESERVED LAND TO SHOW ON PLAT. The subdivider may indicate on the plat that if the reserved land is not acquired for public use it shall be subdivided, and, if the subdivider does so, the plat shall show the configuration and dimensions of proposed lots,

blocks, roads, easements and like features in the reserved area.

SECTION 4.11 DEDICATIONS - RESERVED LAND, NO DEVELOPMENT. No building permit, septic tank permit or other development permit shall be issued for improvements on reserved land during the period of reservation except as expressly authorized by the Board at the time of final plat approval.

SECTION 4.12 DEDICATIONS - RESERVED LAND, DEVELOPMENT IF NOT ACQUIRED. If the public agency has not acquired or commenced proceedings to acquire reserved land within the period set by the Board, the subdivider and the subdivider's successors may proceed to develop land lying within the reserved area in conformity with the plat. No improvements shall be made upon reserve land available for development until adequate surety for development thereon has been provided.

SECTION 4.13 DESIGN - CONFORMANCE TO COMPREHENSIVE PLAN AND ZONING. All subdivisions shall conform to the Walla Walla County Comprehensive Plan and all zoning regulations in effect at the time any plat of a subdivision is submitted for approval. Lots shall be of sufficient area, width and length to satisfy zoning requirements.

SECTION 4.14 DESIGN - TOPOGRAPHICAL HAZARDS, PROTECTIVE IMPROVEMENTS. Land on which exist any topographical conditions hazardous to the safety or general welfare of persons or

property in or near a proposed subdivision shall not be subdivided unless the construction of protective improvements will eliminate the hazards or unless land subject to the hazard is reserved for uses as will not expose persons or property to the hazard. Protective improvements shall be constructed prior to final plat approval.

Protective improvements and restrictions on use shall be clearly noted on the final plat.

SECTION 4.15 DESIGN - FIRE PROTECTION FACILITIES AND WATER SUPPLIES.

Water sources and facilities adequate for fire protection purposes shall be provided in every subdivision proposed to contain lots of 1/2 acre or less. Except when otherwise permitted by the Board, fire hydrants shall be spaced at distances not to exceed 660 feet where lots contain 1/2 acre or more, and at distances not to exceed 330 feet where lots contain less than 1/2 acre. Such hydrants shall have a minimum fire flow of 500 gallons per minute. The source of water shall be sufficient to provide the minimum fire flow for at least two hours daily in addition to other consumptive uses. Where fire hazards exist the Board may require the removal of flammable vegetation from an area used as a fire break around or within a subdivision.

SECTION 4.16 DESIGN - SUBDIVISION ROADS.

- (1) All subdivisions shall be served by one or more public roads providing ingress and egress to and from the subdivision at not less than two points unless approved otherwise by the Planning Commission and local fire officials.
- (2) Major roads within every subdivision shall conform with any comprehensive plan and shall provide for the continuation of major roads which serve property contiguous to the subdivision. Where such is not shown in the General Community Plan, the arrangement of streets in a subdivision shall either:
  - a. Provide for the continuation or appropriate projection of existing principal streets in surrounding area; or
  - b. Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
  - c. Minor streets shall be so laid out that their use by through traffic will be discouraged.
- (3) Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning Commission may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for

the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

- (4) Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet shall be avoided.
- (5) A tangent at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets, and at least ten (10) feet long for minor streets.
- (6) When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius adequate to insure a sight distance of not less than 100 feet for minor and collector streets, and of such greater radii as the Planning Commission shall determine for special cases.
- (7) Street right-of-way widths shall be as shown in the General community plan and where not shown therein shall be not less than as follows:

Street Type	Right-of-Way In Feet	Street Type	Right-of-Way In Feet
Arterial	70	Minor, for	50
Collector	60	Other	
Minor, for row houses and Apartments	50	Residences	

- (8) Half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations; and where the Planning Commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.
- (9) No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the Planning Commission.
- (10) Street grades, wherever feasible, shall not exceed the following, with due allowance for reasonable vertical curves:

Street Type	Percent Grade
Arterial .....	5%
Collector .....	5%
Minor .....	5%

- (11) No street grade shall be less than 0.5%.
- (12) Road intersections shall be as nearly at right angles as is practicable and in no event shall be less than 75 degrees.
- (13) Cul-de-sacs shall be designed as to provide a circular turn-around right-of-way at the closed

end which has a minimum radius of 50 feet and shall not exceed a length of 400 feet.

- (14) Road networks shall provide ready access for fire and other emergency vehicles and equipment, routes of escape for inhabitants.

SECTION 4.17 DESIGN - BLOCKS. Blocks shall be so designed as to assure traffic safety and ease of traffic control and circulation. Blocks shall be wide enough to allow for two tiers of lots unless the topography or other factors dictate the use of one tier of reverse frontage lots or unless the Planning Commission approves the design or irregularly shaped blocks indented by cul-de-sacs within a particular subdivision.

SECTION 4.18 DESIGN - LOT ACCESS.

- (1) Every lot shall be provided with satisfactory access by a public road connecting to an existing public road.
- (2) Lots adjacent to a road which has been designated an arterial by the Board shall be provided with access other than the arterial, unless the Board grants specific exemption to this requirement.
- (3) The plat of a subdivision containing lots adjacent to a designated arterial shall not be approved unless the plat recites a waiver of the right of direct access to the arterial, or the Board grants specific exemptions to this requirement.



SECTION 4.19 DESIGN - REVERSE FRONTAGE LOTS.

- (1) No residential lots shall have road frontage along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterials, railways, commercial activities or industrial activities, justify the designing of reverse frontage lots.
- (2) Reverse frontage lots shall be designed with an easement at least ten (10) feet wide to be dedicated along the lot lines abutting the traffic arterial or other disadvantageous use, across which there shall be no right of access for the general public or adjoining property owners.

SECTION 4.20 DESIGN - LOT LINE ANGLES. Where practicable, side lot lines shall be straight lines running at or near right angles to the road upon which the lots front. Side lot lines on curved roads should run at or near radially to the curve.

SECTION 4.21 DESIGN - SIDEWALKS. Sidewalks or sidewalk easements shall be provided in every subdivision (residential) proposed to contain lots of 1/2 acre or less and shall be at least five (5) feet wide, and in business district subdivisions shall be at least eight (8) feet wide. Sidewalks or sidewalk easements shall be properly located and sufficient to meet the circulation needs of the subdivision.

SECTION 4.22 DESIGN - DRAINAGE AND STORM SEWER EASEMENTS. Easements for water course drainage channels and ways or streams shall be coordinated with existing and applicable Flood Plain Zoning Ordinance and shall be of sufficient width to assure that the same may be maintained and improved. Easements for storm sewers shall be provided and shall be of sufficient width and proper location to permit future installation.

SECTION 4.23 DESIGN - UTILITY EASEMENTS. Easements for electric, telephone, water, gas and similar utilities shall be at least 10 feet wide and of sufficient width to assure future maintenance. When initial installation of such facilities will be other than underground, easements for the same shall be sufficiently wide and so located as to permit future installation of underground utilities.

SECTION 4.24. DESIGN - ALLEYS.

- (1) Alleys shall be provided in commercial and industrial districts except that the Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.
- (2) The minimum width of an alley in commercial and industrial districts shall be 25 feet.

- (3) Alleys may be provided in Residential Districts.  
The minimum width shall be 20 feet.
- (4) Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.
- (5) Dead end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn around facilities at the dead end, as determined by the Planning Commission.

#### CHAPTER V

SECTION 5.00 DEVELOPMENT OF IMPROVEMENTS - ROADS, ETC. All roads, bridges, drains, culverts and related structures and facilities shall be constructed in accordance with current standards promulgated by the Board and in effect at the time of construction. Fish and Wildlife cover, and disturbance of habitat shall be replaced. All stream disturbance shall be done under hydraulic permits required by law.

SECTION 5.01 DEVELOPMENT OF IMPROVEMENTS - CURBS, SIDEWALKS, STORM SEWERS. All roads within a subdivision shall be constructed with curbs and gutters or rolled curbs, underground storm sewers and sidewalks as directed by the Board.

SECTION 5.02 DEVELOPMENT OF IMPROVEMENTS - WATER AND SANITARY SEWER SYSTEMS. Water supply facilities adequate to provide potable water from a public or community water supply source to each lot proposed to contain 1/2 acre or less within a subdivision, shall be installed in conformity to standards of the Walla Walla County Health Department. Each lot shall be provided with a sanitary sewer system connection approved by appropriate authorities unless the Health Department determines that all of the lots can be adequately served with private septic tanks. Dry sewerage systems shall be installed in accordance with existing standards, studies and resolutions.

SECTION 5.03 DEVELOPMENT OF IMPROVEMENTS - FIRE PROTECTION SYSTEM. Service mains and fire hydrants shall be installed in conformance with standards set forth in this ordinance and of the appropriate fire department of fire protection district prior to the construction of any structure in a subdivision.

#### CHAPTER VI

SECTION 6.00 SURVEY - PREPARATION OF PLATS. The survey of every proposed subdivision, and the preparation of preliminary and final plats thereof, shall be made by or under the supervision of a registered land surveyor who shall certify on the plat that it is a true and correct representation of the lands actually surveyed. All

surveys shall conform to standard practices and principles for land surveying.

SECTION 6.01 SURVEY - SURVEY NOTES, ACCURACY. The surveyor shall furnish the County Engineer with a full set of survey notes, which notes shall clearly show:

- (1) The ties to each permanent monument;
- (2) At least three (3) durable, distinctive reference points or monuments;
- (3) Sufficient data to determine readily the bearing and length of each line;
- (4) The base meridian referred to; a traverse of the boundaries of the subdivision and all lots and blocks shall close within an error of one foot in five thousand feet.

SECTION 6.02 SURVEY - ORIENTATION OF THE SUBDIVISION. Primary survey control points shall be referenced to section corners and monuments. Corners of adjoining subdivisions or portions thereof shall be identified and ties shown.

SECTION 6.03 SURVEY - PERMANENT CONTROL MONUMENTS. Permanent control monuments shall be established at:

- (1) All controlling corners on the boundaries of the subdivision;
- (2) The intersections of center lines of roads within the subdivision;
- (3) The beginning and ends of curves on center lines;

(4) All block corners.

Permanent control monuments may be placed on offset lines. The position and type of every permanent monument shall be noted on all plats of the subdivision. Permanent control monuments shall be set in 2" pipe, 24" long, filled with concrete or shall be constructed of an approved equivalent.

SECTION 6.04 SURVEY - PERMANENT CONTROL MONUMENTS IN ROADS.

Permanent control monuments within the streets shall be set after the roads are graded. In the event a final plat is approved before roads are graded the surety deposited to secure grading shall be sufficient to pay the costs estimated by the County Engineer of setting such monuments.

SECTION 6.05 SURVEY - LOT CORNERS. Every lot corner shall be marked by a 3/4" galvanized iron pipe 18" long, minimum, or approved equivalent driven into the ground.

SECTION 6.06 SURVEY - PROPERTY CONTIGUOUS TO WATER. If any land in a subdivision is contiguous to a body of water, a meander line shall be established along the shore at a safe distance back from the ordinary high-water mark. Property lying beyond the meander lines shall be defined by distances along the side property lines extended from the meander line.

If the thread of a stream lies within a subdivision or forms the boundary of a subdivision, such thread

shall be defined by bearings and distances as it exists at the time of the survey.

## CHAPTER VII

SECTION 7.00 PRELIMINARY PLAT - STANDARDS. Every preliminary plat shall consist of one or more maps, the horizontal scale of which shall be 200 feet to the inch, and the vertical scale of which, for street and sewer profiles, shall be 20 feet to the inch together with written data in such form that when the maps and written data are considered together they shall fully and clearly disclose the following information:

- (1) The name of the proposed subdivision;
- (2) The legal description of land contained within the subdivision;
- (3) The names, addresses and telephone numbers of all persons, firms, and corporations holding interests in the said land;
- (4) The name, address, telephone number and seal of the registered land surveyor who made, or under whose supervision was made, a survey of the proposed subdivision;
- (5) The date of the said survey;
- (6) The boundary lines of the proposed subdivision;
- (7) All existing monuments and markers;
- (8) The boundaries of all blocks and lots within the proposed subdivision, together with the numbers

- proposed to be assigned each lot and block;
- (9) The location, names and width of all existing streets, roads and easements within the proposed subdivision and adjacent thereto;
  - (10) The location and, where ascertainable, sizes of all permanent buildings, wells, water courses, bodies of water, all overhead and underground utilities, railroad lines, municipal boundaries, section lines, township lines, and other important features existing upon, over or under the land proposed to be subdivided;
  - (11) Contour lines of sufficient intervals to show the topography of the land to be subdivided referenced to either the United States Coast and Geodetic Survey datum, or United States Geological Survey.
  - (12) A layout of proposed roads, alleys, utility mains, and parcels proposed to be dedicated or reserved for public or community school, park, playground or other uses;
  - (13) Plans of proposed water distribution system, sewage disposal systems and drainage systems, indicating locations;
  - (14) A sketch of the general vicinity in which the land proposed for subdivision lies, upon which are identified owners of land adjacent to the subdivision and the names of any adjacent subdivisions;



- (15) A copy of all restrictive covenants proposed to be imposed upon land within the subdivision;
- (16) In subdivisions proposed to be served by individual septic tanks, the location of soil log holes together with data regarding percolation rates.

## CHAPTER VIII

SECTION 8.00 FINAL PLAT - STANDARDS. Every final plat shall consist of one or more pages each clearly and legibly drawn on pages provided by the County Auditor. All drawing and lettering on the final plat shall be in permanent black ink, or an approved equivalent. In addition, a duplicate original shall be prepared on one or more pages each clearly and legibly drawn on tacing cloth, stable base mular polyester film or equivalent approved material.

The perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat. The scale shall be 100 feet to one inch. A marginal line shall be drawn competely around each sheet, leaving an entirely blank margin of 3" on the left side and 1" on the remaining sides.

Each sheet of the final plat shall contain the subdivision's name, the scale and the north point. All signatures affixed to a final plat shall be original signatures written in permanent black ink.

Every final plat shall include an accurate map of the subdivided land, based upon a complete survey thereof, which map shall include:

- (1) All section, township, municipal and county lines used as ties to establish the subdivision;
- (2) The location of all monuments or other evidence used as ties to establish the subdivision's boundaries;
- (3) The location of all permanent control monuments found and established within the subdivision;
- (4) The boundary of the subdivision with complete bearings and lineal dimensions;
- (5) The length and bearings of all straight lines; the radii, arcs and semitangents of all curves;
- (6) The length of each lot line, together with bearings and other data necessary for the location of any lot line in the field;
- (7) The location, width, center line, and name or number of all streets within and adjoining the subdivision;
- (8) The location and width, shown with broken lines, and description of all easements;
- (9) Numbers assigned to all lots and blocks within the subdivision;
- (10) Names of owners of land adjacent to the subdivision and the names of any adjacent subdivisions.

In addition to the map or maps, every final plat shall contain written data including:

- a. The name of the subdivision;
- b. The legal description of land contained within the subdivision;
- c. A certificate of the registered land surveyor who made, or under whose supervision was made, the survey of the subdivision in substantially the following language:

"I, \_\_\_\_\_, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of \_\_\_\_\_, 19\_\_\_\_, through \_\_\_\_\_, 19\_\_\_\_; that the distances, courses and angles are shown thereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat."

- d. A statement of approval signed by the County Engineer as to:

- (1) Survey data,
- (2) Layout of roads, alleys, and easement,
- (3) Road names and numbers,
- (4) The design and/or construction of protective improvements, bridges, sewage and drainage systems;

- e. A statement of approval as to the design and/or construction of sanitary sewage disposal systems and public water supply systems installed in the subdivision signed by the County Health Director; PROVIDED HOWEVER, that no such statement shall be deemed a guarantee of acceptability of individual septic tank systems contemplated for use within the subdivision;
- f. A statement of the Planning Director that the subdivision conforms to the Comprehensive Plan;
- g. If any portion of the subdivision lies within a flood control zone, a statement of approval signed by the Director of the State Department of Water Resources, or its successor;
- h. A certificate bearing the typed or printed names of all persons having an interest in the subdivided land, signed by the said persons and acknowledged by them before a notary public, consenting to the subdivision of the said land and reciting a dedication by them of all land shown on the plat to be dedicated for public uses and a waiver by them and their successors of all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within the subdivision;
- i. A certificate signed by the Walla Walla County Treasurer that all taxes one year in advance on

all unimproved property in each proposed subdivision and delinquent assessments for which the land within the subdivision may be liable have been duly paid, satisfied or discharged;

- j. Space for approval by the Walla Walla County Board of Commissioners.

## CHAPTER IX

### SECTION 9.00 DEVELOPMENT OF ILLEGALLY DIVIDED LAND - PUBLIC INTEREST

DETERMINATION. No application for a building permit, septic tank permit or other development for any lot, tract or parcel of land divided in violation of state law or this ordinance shall be granted without prior approval of the Planning Commission. Such approval shall only be given following a public meeting at which the applicant shall demonstrate to the satisfaction of the Planning Commission that;

- (1) The Director of Health has certified that the proposed means of sewage disposal and water supply on and to the lot, tract or parcel are adequate;
- (2) The County Engineer has certified that the lot, tract or parcel is served with an adequately designed means of ingress and egress, and with adequate drainage facilities, none of which interfere with or impair existing or planned public highway and drainage facilities in the vicinity;

- (3) The Planning Department has certified that the proposed development conforms to the Comprehensive Plan and all zoning regulations;
- (4) The proposed development will not adversely affect the safety, health or welfare of adjacent property owners, or interfere with their enjoyment of their property.

SECTION 9.01 DEVELOPMENT OF ILLEGALLY DIVIDED LAND - INNOCENT

PURCHASER FOR VALUE. An application for a building permit, septic tank permit or other development permit for any lot, tract or parcel of land divided in violation of state law or this ordinance shall not be granted without prior approval of the Board, which approval shall only be given following a public meeting at which the applicant shall demonstrate to the satisfaction of the Board that:

- a. The applicant purchased the lot, tract or parcel for value;
- b. The applicant did not know, and could not have known by the exercise of care which a reasonable purchaser would have used in purchasing the land, that the lot, tract or parcel had been part of a larger lot, tract or parcel divided in violation of state law or this ordinance.

## CHAPTER X

SECTION 10.00 PENALTIES. Whenever any parcel of land is divided into five or more lots, tracts, or parcels of land and any person, firm or corporation or any agent of any of them sells or transfers, or offers or advertises for sale or transfer, any such lot, tract, or parcel without having a final plat of such subdivision filed for record, the prosecuting attorney shall commence an action to restrain and enjoin further subdivisions or sales, or transfers, or offers of sale or transfer and compel compliance with all provisions of this ordinance. The costs of such action shall be taxed against the person, firm, corporation or agent selling or transferring the property.

SECTION 10.01 Any person who violates any court order or injunction issued pursuant this ordinance shall be subject to a fine of not more than five thousand dollars or imprisonment for not more than ninety days or both.

SECTION 10.02 In the enforcement of this ordinance, the prosecuting attorney may accept an assurance of discontinuance of any ordinance or practice deemed in violation of this ordinance from any person engaging in, or who has engaged in such act or practice. Any such assurance shall be in

writing and be filed with and subject to the approval of the superior court of the county in which the alleged violation occurs. A violation of such assurance shall constitute prima facie proof of a violation of this ordinance.

SECTION 10.03 Any person, firm, corporation, or association or any agent of any person, firm, corporation, or association who violates any provision of this ordinance or any local regulations adopted pursuant thereto relating to the sale, offer for sale, lease, or transfer of any lot, tract or parcel of land, shall be guilty of a gross misdemeanor and each sale, offer for sale, lease or transfer of each separate lot, tract, or parcel of land in violation of any provision of this ordinance or any local regulation adopted pursuant thereto shall be deemed a separate and distinct offense.

#### CHAPTER XI

SECTION 11.00 SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of this ordinance or the application of the provision to other persons or circumstances shall not be affected.



## BOOK 1 PAGE 182

Chairman, County Planning Commission

**BOARD OF COUNTY COMMISSIONERS**  
**WALLA WALLA COUNTY, WASHINGTON**

RECEIVED  
 SEP 24 1973

AMENDMENT NO. 1 to  
 SUBDIVISION CONTROL ORDINANCE  
 NO. 82.

An Ordinance amending Ordinance No. 82, Subdivision  
 Control Ordinance.

BE IT ORDAINED by the Board of Commissioners of Walla  
 Walla County, Washington:

Subsection (2), Section 1.01 is amended to provide  
 as follows:

- (2) Any division of land not containing a dedica-  
 tion, in which the smallest lot created by the  
 division exceeds twenty acres.



Done this 2nd day of October, 1973

Attest:

Theodore S. Bjerke  
 County Auditor and ex officio Clerk of the Board.

Eugene V. Kelly  
 Chairman

James A. Thompson  
 Commissioner

Allen Struthers  
 Commissioner

Constituting the Board of County Commissioners  
 of Walla Walla County, Washington.

FILED FOR RECORD Oct 2, 1973 AT 11:04 A M

BY County Commissioners  
 THEODORE S. BJERKE, Walla Walla County Auditor