AMENDMENT NO. 3 WALLA WALLA COUNTY SHORT PLAT SUBDIVISION ORDINANCE NO. 83

An amendment to the Short Plat Subdivision Ordinance, specifically amending Chapter III, Section 3.01 PROCEDURE APPLICATION,

WHEREAS Walla Walla County has not increased its Short Plat application fee since 1970 while cost of processing has increased substantially, and

WHEREAS to update all the Land Development Application Fees including those contained in the Short Plat Ordinance requires four separate Resolutions or Ordinances and Amendments and hearings before both the Planning Commission and the County Commissioners, and

WHEREAS establishing the actual amount of the Short Plat fee is a budgetary matter most appropriately heard only by the Board of County Commissioners, and

WHEREAS the County Planning Commission has held public hearing and recommended the actual filing fee be amended from Short Plat Ordinance, now therefore

BE IT RESOLVED by the Board of County Commissioners of Walla Walla County that Short Plat Ordinance No. 83, Chapter III, Section 3.01, Procedure Application, be amended to read as follows:

> Any person desiring to divide land situated within an unincorporated area of Walla Walla County into lots for the purpose of lease or sale shall pay an application fee to the Planning Department in the amount identified in the approved Land Development Application Fee Schedule hereby adopted by reference and incorporated herein.

Dated this 8^{74} day of September, 1981.

Co. Auditor and ex officio Clerk

of the Board

FILED FOR RECORD IN WALLA WALLA CO. WASH.

12 51 PM '81

C. LYNN SMITH AUDITOR

AN ORDINANCE RELATING TO SHORT PLATS AND SHORT SUBDIVISION
WHEREAS, Protection of the public health, safety and general
welfare require that the division of land into two or more lots proceed in accordance with standards to prevent the overcrowding of
land; to lessen congestion of streets and highways; to provide
adequate space, light and air, to provide adequate facilities for
water, sewerage, parks and recreation areas, sites for schools and
school grounds, and other public and general uses; to provide for
proper ingress and egress; and to require conveyancing by accurate
legal description; and

WHEREAS, This Board has enacted an ordinance regulating the division of land into five or more lots in the unincorporated areas of Walla Walla County, and has been vested with authority, by Chapter 271, Laws of 1969, First Ex. Sess., to regulate what are referred to in the said statute as short subdivisions and short plats; and

WHEREAS, This Board deems the controls, standards, and procedures 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 interests;

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

SECTION 1.00 APPLICABILITY - Every division of land for the purpose

- SECTION 1.01 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 in area;
 - (3) Any division made by testamentary provision, the laws of descent, or upon court order;
 - Any division made in compliance with Ordinance

CHAPTER II

DEFINITIONS - Whenever the following words and phrases SECTION 2.00 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 SHORT SUBDIVISION is the division of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale or lease.
- SECTION 2.02 SHORT PLAT is a document consisting of a map of a short subdivision together with written certificates, dedications and data.
- 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 short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat in the manner provided in this ordinance.
- SECTION 2.04 <u>EASEMENT</u> is a grant by a property owner to specific persons or to the public to use land for a specific purpose or purposes.
- SECTION 2.05 LOT is a fractional part of a 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 2.06 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 recreation areas, cut and fill slopes, and drainage.

- SECTION 2.07 <u>CUL-DE-SAC</u> is a road closed at one end by a circular area of sufficient size for turning vehicles around.
- SECTION 2.08 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 2.09 COMPREHENSIVE PLAN IS THE CURRENT COMPREHENSIVE PLAN

 OF Walla Walla County, adopted by the Board pur
 suant to state law.
- SECTION 2.10 PLANNING COMMISSION is the Walla Walla County Planning Commission.
- SECTION 2.11 BOARD is the legislative authority of Walla Walla County.
- SECTION 2.12 <u>SUBDIVIDER</u> is a person, including a corporate person, who undertakes to create a subdivision.

CHAPTER III

- SECTION 3.00 PROCEDURE ADMINISTRATORS DUTIES. The Walla Walla

 County Planning Director referred to in this ordi
 nance as the Administrator; is vested with the duty of
 administering the provisions of this code and with
 authority to summarily approve or disapprove pro
 posed short plats. The Administrator may prepare and
 require the use of such forms as he deems essential
 to his duties.
- SECTION 3.01 PROCEDURE APPLICATION. Any person desiring to divide land situated within an unicorporated area of Walla Walla County into lots for the purpose of lease or sale shall submit an application fee of \$25.00.

SECTION 3.02 PROCEDURE - APPLICATION PREPARATION.

- (1) Applications for approval of short subdivisions containing dedications shall be accompanied by a proposed short plat which includes pertinent survey data complied as a result of a survey made by or under the supervision of a registered land surveyor.
- (2) All other applications may be prepared by the applicant.
- SECTION 3.03 PROCEDURE APPLICATION CONTENT. Applications for approval of short subdivisions shall contain:

- (1) Two copies of a sketch of the entire contiguous tract owned by the applicant which shall show:
 - (a) the owners of adjacent land and the names of any adjacent subdivision;
 - (b) lines marking the boundaries of proposed lots;
 - (c) approximate locations of existing roads and ways or easements for such roads and ways within or adjacent to the tracts;
- (2) The legal description of the said tract and legal descriptions of all proposed lots:
- (3) The name and address of the owner or owners of the said tract.
- SECTION 3.04 PROCEDURE DESIGN. All easements, right-of-ways and improvements shall be designed in accordance with Ordinance # # # # .
- SECTION 3.05 PROCEDURE ADMINISTRATIVE DETERMINATIONS. The Administrator shall, after conferring with appropriate officials, determine whether:
 - (1) The proposed losts conform to the comprehensive plan and zoning requirements:
 - (2) The proposed lots are served with adequate means of access, fire protection, drainage, water supplies and means of sanitary sewage disposal;

- (3) The public use and interest will be served by permitting the proposed division of the land.
- SECTION 3.06 PROCEDURE APPROVAL AND FILING. If the Administrator determines that the foregoing requirements are met, he shall approve the application, and shall transmit an approved copy to the Assessor. If the short subdivision contain a dedication the Administrator shall file the short plat, bearing his certificate of approval, with the Auditor.
- SECTION 3.07 PROCEDURE APPEAL TO BOARD. Any person aggrieved by the decision of the Administrator to approve or disapprove a proposed short plat may appeal the decision to the Board of Walla Walla County Commissioners within 30 days following issuance of the decision. The Board, following a public meeting thereon, may affirm or reverse the Administrator's decision, or may remand the application to the Administrator with instruction to approve the same upon compliance with conditions imposed by the Board.

CHAPTER IV

SECTION 4.00 ENFORCEMENT. No person shall transfer, sell, lease, or offer for transfer, sale or lease any land subject to the requirements of short plat approval until a

SECTION 4.01 RESUBDIVISION PROCEDURE. Land within a short subdivision approved within five years immediately preceding, may not be further divided until a final plat of the resubdivision has been approved and filed for record pursuant to Ordinance # \$ 2

PASSED by the Board of County Commissioners of the County of Walla Walla, Washington this 24 day of

> Chairman Board of County Commissioners

Commissioner

ATTEST:

the Board Clerk of APPROVED AS TO FORM:

Prosecuting Attorney, Walla Walla County RECOMMENDED BY:

Chairman, County Planning Commission

AMENDMENT NO. WALLA WALLA COUNTY SHORT PLAT SUBDIVISION ORDINANCE NO. 83

An amendment to the Short Plat Subdivision Ordinance, specifically amending Chapter III, Section 3.01 PROCEDURE APPLICATION.

WHEREAS Walla Walla County has not increased its Short Plat application fee since 1970 while cost of processing has increased substantially, and

WHEREAS to update all the Land Development Application Fees including those contained in the Short Plat Ordinance requires four separate Resolutions or Ordinances and Amendments and hearings before both the Planning Commission and the County Commissioners, and

WHEREAS establishing the actual amount of the Short Plat fee is a budgetary matter most appropriately heard only by the Board of County Commissioners, and

WHEREAS the County Planning Commission has held public hearing and recommended the actual filing fee be amended from Short Plat Ordinance, now therefore

BE IT RESOLVED by the Board of County Commissioners of Walla Walla County that Short Plat Ordinance No. 83, Chapter III, Section 3.01, Procedure Application, be amended to read as follows:

> Any person desiring to divide land situated within an unincorporated area of Walla Walla County into lots for the purpose of lease or sale shall pay an application fee to the Planning Department in the amount identified in the approved Land Development Application Fee Schedule hereby adopted by reference and incorporated herein.

Dated this 8Th day of September, 1981.

Co. Auditor and ex officio Clerk

of the Board

FILED FOR RECORD

C. LYNN SMITH AUDITOR

AN ORDINANCE RELATING TO SHORT PLATS AND SHORT SUBDIVISION
WHEREAS, Protection of the public health, safety and general
welfare require that the division of land into two or more lots proceed in accordance with standards to prevent the overcrowding of
land; to lessen congestion of streets and highways; to provide
adequate space, light and air, to provide adequate facilities for
water, sewerage, parks and recreation areas, sites for schools and
school grounds, and other public and general uses; to provide for
proper ingress and egress; and to require conveyancing by accurate
legal description; and

WHEREAS, This Board has enacted an ordinance regulating the division of land into five or more lots in the unincorporated areas of Walla Walla County, and has been vested with authority, by Chapter 271, Laws of 1969, First Ex. Sess., to regulate what are referred to in the said statute as short subdivisions and short plats; and

WHEREAS, This Board deems the controls, standards, and procedures 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 interests;

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

- SECTION 1.00 APPLICABILITY Every division of land for the purpose of lease or sale into two or more but less than five lots, parcels or tracts within the unincorporated area of Walla Walla County shall proceed in compliance with 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 in area;
 - (3) Any division made by testamentary provision, the laws of descent, or upon court order;
 - (4) Any division made in compliance with Ordinance #_______.

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SECTION 2.00 <u>DEFINITIONS</u> - 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 SHORT SUBDIVISION is the division of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale or lease.
- SECTION 2.02 SHORT PLAT is a document consisting of a map of a short subdivision together with written certificates, dedications and data.
- 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 short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat in the manner provided in this ordinance.
- SECTION 2.04 <u>EASEMENT</u> is a grant by a property owner to specific persons or to the public to use land for a specific purpose or purposes.
- SECTION 2.05 LOT is a fractional part of a 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 2.06 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 recreation areas, cut and fill slopes, and drainage.

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SECTION 3.02 PROCEDURE - APPLICATION PREPARATION.

- (1) Applications for approval of short subdivisions containing dedications shall be accompanied by a proposed short plat which includes pertinent survey data complied as a result of a survey made by or under the supervision of a registered land surveyor.
- (2) All other applications may be prepared by the applicant.
- SECTION 3.03 PROCEDURE APPLICATION CONTENT. Applications for approval of short subdivisions shall contain:

- (1) Two copies of a sketch of the entire contiguous tract owned by the applicant which shall show:
 - (a) the owners of adjacent land and the names of any adjacent subdivision;
 - (b) lines marking the boundaries of proposed lots;
 - (c) approximate locations of existing roads and ways or easements for such roads and ways within or adjacent to the tracts;
- (2) The legal description of the said tract and legal descriptions of all proposed lots;
- (3) The name and address of the owner or owners of the said tract.
- SECTION 3.04 PROCEDURE DESIGN. All easements, right-of-ways and improvements shall be designed in accordance with Ordinance # 8 2 .
- SECTION 3.05 PROCEDURE ADMINISTRATIVE DETERMINATIONS. The Administrator shall, after conferring with appropriate officials, determine whether:
 - (1) The proposed losts conform to the comprehensive plan and zoning requirements;
 - (2) The proposed lots are served with adequate means of access, fire protection, drainage, water supplies and means of sanitary sewage disposal;

- (3) The public use and interest will be served by permitting the proposed division of the land.
- SECTION 3.06 PROCEDURE APPROVAL AND FILING. If the Administrator determines that the foregoing requirements are met, he shall approve the application, and shall transmit an approved copy to the Assessor. If the short subdivision contain a dedication the Administrator shall file the short plat, bearing his certificate of approval, with the Auditor.
- SECTION 3.07 PROCEDURE APPEAL TO BOARD. Any person aggrieved by the decision of the Administrator to approve or disapprove a proposed short plat may appeal the decision to the Board of Walla Walla County Commissioners within 30 days following issuance of the decision. The Board, following a public meeting thereon, may affirm or reverse the Administrator's decision, or may remand the application to the Administrator with instruction to approve the same upon compliance with conditions imposed by the Board.

CHAPTER IV

SECTION 4.00 ENFORCEMENT. No person shall transfer, sell, lease, or offer for transfer, sale or lease any land subject to the requirements of short plat approval until a

short plat has been approved and, when required filed. When any person divides or attempts to divide land subject to the provisions of this ordinance without having secured the Administrator's approval or, when required, prior to the filing of the short plat, the Prosecuting Attorney may commence an action to enjoin further violations or attempted violations and to compel compliance with this ordinance as required by Section 20, Chapter 271, laws of 1969, First Ex. Sess.

PASSED by the Board of County Commissioners of the County of Walla Walla, Washington this 24 day of Luguet, 1970

Chairman Board of County Commissioners

OU JAME

Commissioner

Commissioner

ATTEST:

Clerk of the Board APPROVED AS TO FORM:

Prosecuting Attorney, Walla Walla County RECOMMENDED BY:

Chairman, County Planning Commission

SHORTPLAT SUBDIVISION AMENDMENT NO. 1 to ORDINANCE NO. 83

A RESOLUTION AMENDING THE SHORTPLAT SUBDIVISION ORDINANCE OF WALLA WALLA COUNTY NO. 83, SPECIFICALLY AMENDING SECTIONS 4.01 (2), 3.02 and 3.03.

WHEREAS, the Walla Walla County Planning Commission has conducted a public hearing, notice of such public hearing having been given in accordance with RCW 36.70.590, and

WHEREAS, the Planning Commission has recommended to this Board of Walla Walla County Commissioners that the Shortplat Subdivision Ordinance No. 83 be amended, it is

RESOLVED by the Board of County Commissioners of Walla Walla County that the Walla Walla County Shortplat Subdivision Ordinance No. 83 is hereby amended to provide as follows:

- 1.01 (2) Any division of land not containing a dedication, in which the smallest lot created by the division exceeds minimum required lot area in the zoning district which it is located or five acres in area, whichever is larger.
- 3.02 (1) Applications for approval of short subdivisions shall be accompanied by a proposed short plat which includes pertinent survey data compiled as a result of a survey made by, or under the supervision of, a registered land surveyor in compliance with the Survey Recording Act of 1973.
 - (2) Sheet size for short plats shall be 18 x 24 inches.
- 3.03 Applications for approval of short subdivisions shall contain:
- (1) A mylar original and a sepia intermediate original of the entire contiguous tract owned or being purchased on contract by the applicant, and shall show:
- a. the owners of adjacent land and the names of any adjacent subdivision,
- b. lines marking the boundaries of proposed lots, and
- c. approximate location of the existing roads and ways, or easements for roads and ways, within or adjacent to the tract.
- (2) A certificate from the title company containing:
- a. legal description of the tract,
- b. the fee ownership, and
- c. any underlying contracts.
- (3) The name and address of the owner or owners of said tract.

BE IT RESOLVED that this amendment become effective immediately.

Dated at Walla Walla, Washington September 3, 1974.

Attest:

Theodore & Bjerke County Auditor and Ex-officio Clerk of the Board.

Commissioner

Commissioner

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

FILED FOR RECORD Sept 4, 1974 AT 9:35 Q: M

BY County Commissioners

THEODORES. BJERKE, Walla Walla County Auditor

NOT.

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AMENDMENT NO. 2 TO

ORDINANCE NO. 83

AN AMENDMENT TO ORDINANCE NO. 83 OF THE COUNTY OF WALLA WALLA, ADDING SECTION NO. 1.02 TO THE WALLA WALLA COUNTY SHORT PLAT ORDINANCE TO READ AS FOLLOWS:

No person, partnership, firm or corporation shall cause the subdivision of any real property in the unincorporated area of Walla W alla County, Washington into more than two (2) lots, parcels or tracts when such lots, parcels or tracts are to be served by a private road or easement.

Dated at Walla Walla, Washington December 30, 1975.

County Auditor &

Clerk of the Board

CONSTITUTING THE BOARD OF COUNTY COMMISSIONERS

OF WALLA WALLA COUNTY, WASHINGTON

RECORDED IN OF Level PA FREIL PAGE 29 THEODORE S.BJERKE AUDITOR

AMENDMENT NO. 3 WALLA WALLA COUNTY SHORT PLAT SUBDIVISION ORDINANCE NO. 83

An amendment to the Short Plat Subdivision Ordinance, specifically amending Chapter III, Section 3.01 PROCEDURE APPLICATION.

WHEREAS Walla Walla County has not increased its Short Plat application fee since 1970 while cost of processing has increased substantially, and

WHEREAS to update all the Land Development Application Fees including those contained in the Short Plat Ordinance requires four separate Resolutions or Ordinances and Amendments and hearings before both the Planning Commission and the County Commissioners, and

WHEREAS establishing the actual amount of the Short Plat fee is a budgetary matter most appropriately heard only by the Board of County Commissioners, and

WHEREAS the County Planning Commission has held public hearing and recommended the actual filing fee be amended from Short Plat Ordinance, now therefore

BE IT RESOLVED by the Board of County Commissioners of Walla Walla County that Short Plat Ordinance No. 83, Chapter III, Section 3.01, Procedure Application, be amended to read as follows:

> Any person desiring to divide land situated within an unincorporated area of Walla Walla County into lots for the purpose of lease or sale shall pay an application fee to the Planning Department in the amount identified in the approved Land Development Application Fee Schedule hereby adopted by reference and incorporated herein.

Dated this 8^{Th} day of September, 1981.

Co. Auditor and ex officio

of the Board

FILED FOR RECORD

12 51 PM '8

C. LYNN SMITH AUDITOR

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners will hold a public hearing in the office of the Board at the County Courthouse in Walla Walla on the following proposed amendment to Shortplat Subdivision Ordinance No. 83:

SHORTPLAT SUBDIVISION AMENDMENT NO. 1

A RESOLUTION AMENDING THE SHORTPLAT SUBDIVISION OR-DINANCE OF WALLA WALLA COUNTY NO. 83, SPECIFICALLY AMENDING SECTIONS 1.01 (2), 3.02 and 3.03

WHEREAS, the Walla Walla County Planning Commission has conducted a public hearing, notice of such public hearing having been given in accordance

with RCW 36.70.590, and

WHEREAS, the planning Commission has recommended to this Board of Walla Walla County Commissioners that the Shortplat Subdivision Ordinance No. 83

be amended, it is

RESOLVED by the Board of County Commissioners of Walla Walla County that the Walla Walla County Shortplat Subdivision Ordinance No. 83 is hereby amended to provide as follows:

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3.02 (1) - Applications for approval of short subdivisions shall be accompanied by a proposed short plat which includes pertinent survey data compiled as a result of a survey made by, or under the supervision of, a registered land surveyor in compliance with the Survey Recording Act of 1973.

(2) - Sheet size for short plats shall

be 18 x 24 inches.

3.03 Applications for approval of short

subdivisions shall contain:

- (1) A mylar original and a sepia intermediate original of the entire contiguous tract owned or being purchased on contract by the applicant, and shall show:
- a. the owners of adjacent land and the names of any adjacent subdivision,
- b. lines marking the boundaries of proposed lots, and
- c. approximate location of the existing roads and ways, or easements for roads and ways, within or adjacent to the
- (2) A certificate from the title company containing:
- a. legal description of the tract,
- b. the fee ownersyip, and
- c. any underlying contracts.
- (3) The name and address of the owner or owners of said tract.
- Dated at Walla Walla, Washington August 13, 1974.

Theodore S. Bjerke Clerk of the Board of

County Commissioners

The Times August 22, 1974 Proof of Publication

Case No.

STATE OF WASHINGTON, County of Walla Walla
Thomas C. Baker , being first duly sworn on oath, deposes and says: That he is the Publisher of The Times, a weekly newspaper which has been established, published in the English language, and circulated continuously as a weekly newspaper in the City of Waitsburg, and in said County and State, and of general circulation in said County for more than six (6) months prior to the date of the first publication of the Notice hereto attached. That said newspaper is the official newspaper of the City of Waitsburg and of the County of Walla Walla. That The Times was on the 14th day of June, 1955, approved as a legal
newspaper by the Superior Court of said Walla Walla County and that the annexed is a true copy of a
Notice of Hearing #/
as it appeared in the regular and entire issue of said newspaper itself and one not in a supplement thereof for a period of consecutive weeks, Commencing on the day of August 19 and ending on the day of 19 and that said newspaper was regularly distributed to its subscribers during all of this period. That the full amount of \$ 890 has been paid in full, at the rate of \$4.20 a hundred words for the first insertion, and \$3.15 a hundred words for each subsequent insertion.
Anita B. Baker, a Publisher
Subscribed and sworn to before me this 22nd August 7/4 day of

Residing at Waitsburg, Washington 99361

AN ORDINANCE RELATING TO SHORT PLATS AND SHORT SUBDIVISION
WHEREAS, Protection of the public health, safety and general
welfare require that the division of land into two or more lots proceed in accordance with standards to prevent the overcrowding of
land; to lessen congestion of streets and highways; to provide
adequate space, light and air, to provide adequate facilities for
water, sewerage, parks and recreation areas, sites for schools and
school grounds, and other public and general uses; to provide for
proper ingress and egress; and to require conveyancing by accurate
legal description; and

WHEREAS, This Board has enacted an ordinance regulating the division of land into five or more lots in the unincorporated areas of Walla Walla County, and has been vested with authority, by Chapter 271, Laws of 1969, First Ex. Sess., to regulate what are referred to in the said statute as short subdivisions and short plats; and

WHEREAS, This Board deems the controls, standards, and procedures 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 interests;

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

- SECTION 1.00 APPLICABILITY Every division of land for the purpose of lease or sale into two or more but less than five lots, parcels or tracts within the unincorporated area of Walla Walla County shall proceed in compliance with 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 in area;
 - (3) Any division made by testamentary provision, the laws of descent, or upon court order;
 - (4) Any division made in compliance with Ordinance # # # # .

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- SECTION 2.02 SHORT PLAT is a document consisting of a map of a short subdivision together with written certificates, dedications and data.
- SECTION 2.03 <u>DEDICATION</u> 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 short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat in the manner provided in this ordinance.
- SECTION 2.04 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 2.05 LOT is a fractional part of a subdivided lands having fixed boundaries being of sufficient area and dimension to meet minimum zoning requirements for width and area.

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- SECTION 2.09 suant COMPREHENSIVE PHOH Walla 40 Walla state PLAN County, law。 1 S adopted THE CURRENT bу the COMPREHENSIVE Board pur-PLAN
- SECTION 2,10 ning PLANNING Commission. COMMISSION 8 CO |--the Walla Walla County Plan-
- SECTION 2.11 BOARD County. CO L the legislative authority 0 Walla Walla
- SECTION 2.12 gon, SUBDIVIDER who undertakes 9 ₩ ₩ മ person, 40 create including Ø subdivision. മ corporate per-

CHAPTER III

- SECTION 3.00 posed 0 administering require authority nance County PROCEDURE p T S short S B duties. Planning the the 0 7 use plats. ADMINISTRATORS Administrator; summarily the 0 Director provisions such The approve forms Administrator referred DUTIES. CV |---0 S S 9 vested this he disapprove c† 0 deems The code L D with may this Walla and essential prepare the ord1= -ord with Walla duty and 0
- SECTION 3,01 sale Walla land PROCEDURE shall situated County submit APPLICATION. into within lots ដ application fee an unicorporated Tor Any person the purpose desiring 0 area 0 \$25.00 lease O ⊢ŋ t 0 Walla divide
- SECTION 3.02 PROCEDURE 1 APPLICATION PREPARATION
- complied posed short (1) supervision containing Applications S dedications plat 0 ω result മ which registered Lor 0 approval includes shall ω survey land рe 05 pertinent accompanied made surveyor short bу subdivisions 9 survey bУ under മ -ord data the
- (2) applicant A11 other applications may be prepared bу the
- SECTION 3.03 PROCEDURE approval 0 short APPLICATION subdivisions CONTENT. shall Applications contain: for

- (1) tract Two copies owned O F) рЛ P) the sketch applicant which shall 0 the entire contiguous show:
- (a) the owners adjacent OH, adjacent subdivision; land and the names
- (d) lots; lines marking the boundaries 0 proposed
- (c) ways and approximate ways within ರ or adjacent locations easements for 0 ς 0 existing such the tracts; roads roads and
- (2) The descriptions legal description 0 211 proposed O. ⊢**)** the lots; said tract and legal
- (3) the The said name tract. and address 0 H) the owner 0 م owners 0
- SECTION 3.04 dinance PROCEDURE improvements 9 DESIGN. shall **9**0 All designed easements, in accordance with Orright-of-ways and
- SECTION 3.05 officials, PROCEDURE istrator shall, determine ADMINISTRATIVE after conferring with appropriate whether: DETERMINATIONS. The Admin-
- (1) plan The proposed and zoning losts conform requirements; t 0 the comprehensive
- (2) plies 0 The access, proposed and means fire lots 0 protection, are sanitary served drainage, sewage with adequate disposal; water means -dns

- (3) The permitting public use the and interest proposed division W1ll 0 ьe the served land. Vd
- SECTION 3.06 proval, with file PROCEDURE division approved copy shall determines the approve contain short that APPROVAL the the application, 0 plat, bearing the the Auditor a dedication foregoing Assessor. AND FILING. his certificate the requirements and shall transmit H Administrator Ηń the the short Administrator are O H submet, he shall ್ಕ್ರಿಡ್ಡ r g

SECTION

3.07 posed 30 the application prove the PROCEDURE approve verse following days decision Board рy the Administrator's following issuance of the decision. the proposed the O H മ 0 LETTAL same upon public O □ Walla Board. the the short Administrator meeting thereon, Walla County Commissioners within TO Administrator compliance BOARD. plat decision, may Any appeal with with conditions to approve or person aggrieved 040 may instruction the may affirm or decision remand The disap-1m-Board, 195 the bу с† О

CHAPTER IV

SECTION 4.00 40 ENFORCEMENT. the offer requirements for transfer, No person 0 sale short shall ರಗ plat transfer, lease approval until any sell, land subject lease,

pel When Prosecuting required, having short Ω further subject ection compliance any 13 12 13 15 secured 20, violations 0 person prior the ង្គ Chapter Attorney with ひののは the provisions divides 40 the Administrator's 9 271, this approved may attempted filing 07 laws ordinance commence 0 attempts ್ರಿಬರ this O. 0 violations 1969 the when an ordinance S S approval ф О action 9 short required required Firs divide pla d and or S without 4 O 口 land d × 4 Q enjoin when filed. 0 the S 0 com-O CA

ECTION 4,01 0 record ceding, division RESUBDIVISION the pursuant resubdivision may approved ton PROCEDURE Эd 0 within Ordinance further has five been Land divided # approved years within until immediately മ and short മ filed final dus preplat Tor

PASSED Walla, by the Boar Washington Board this Of County day Commissioners 0 0 the County 0 Walla

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Clerk of APPROVED A Sign TO FORM:

Prosecuting RECOMMENDED Atrophey, BY: 6 Walla Walla County

Chairman . County Planning Commission

AMENDMENT NO. 2 TO

ORDINANCE NO. 83

AN AMENDMENT TO ORDINANCE NO. 83 OF THE COUNTY OF WALLA WALLA, ADDING SECTION NO. 1.02 TO THE WALLA WALLA COUNTY SHORT PLAT ORDINANCE TO READ AS FOLLOWS:

No person, partnership, firm or corporation shall cause the subdivision of any real property in the unincorporated area of Walla W alla County, Washington into more than two (2) lots, parcels or tracts when such lots, parcels or tracts are to be served by a private road or easement.

Dated at Walla Walla, Washington December 30, 1975.

County Auditor &

Clerk of the Board

Commissioner

CONSTITUTING THE BOARD OF COUNTY COMMISSIONERS OF WALLA WALLA COUNTY, WASHINGTON

RECORDED IN VOL. THEODORE S.B.

SHORTPLAT SUBDIVISION AMENDMENT NO. 1 to ORDINANCE NO. 83

A RESOLUTION AMENDING THE SHORTPLAT SUBDIVISION ORDINANCE OF WALLA WALLA COUNTY NO. 83, SPECIFICALLY AMENDING SECTIONS 4.01 (2), 3.02 and 3.03.

WHEREAS, the Walla Walla County Planning Commission has conducted a public hearing, notice of such public hearing having been given in accordance with RCW 36.70.590, and

WHEREAS, the Planning Commission has recommended to this Board of Walla Walla County Commissioners that the Shortplat Subdivision Ordinance No. 83 be amended,

RESOLVED by the Board of County Commissioners of Walla Walla County that the Walla Walla County Shortplat Subdivision Ordinance No. 83 is hereby amended to provide as follows:

- 1.01 (2) Any division of land not containing a dedication, in which the smallest lot created by the division exceeds minimum required lot area in the zoning district which it is located or five acres in area, whichever is larger.
- 3.02 (1) Applications for approval of short subdivisions shall be accompanied by a proposed short plat which includes pertinent survey data compiled as a result of a survey made by, or under the supervision of, a registered land surveyor in compliance with the Survey Recording Act of 1973.
 - (2) Sheet size for short plats shall be 18 x 24 inches.
- 3.03 Applications for approval of short subdivisions shall contain:
- (1) A mylar original and a sepia intermediate original of the entire contiguous tract owned or being purchased on contract by the applicant, and shall show:
- the owners of adjacent land and the names of any adjacent subdivision,
- b. lines marking the boundaries of proposed lots, and
- c. approximate location of the existing roads and ways, or easements for roads and ways, within or adjacent to the tract.
- (2) A certificate from the title company containing:
- a. legal description of the tract,
- b. the fee ownership, and
- c. any underlying contracts.
- (3) The name and address of the owner or owners of said tract.

BE IT RESOLVED that this amendment become effective immediately.

Dated at Walla Walla, Washington September 3, 1974.

Attest:

County Auditor and Ex-officio Clerk of the Board

Commissioner

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

FILED FOR RECORD SLAT 4, 1974 AT 9:350. M BY County Commissioners

THEODORES. BJERKE, Walla Walla County Auditor

a public hearing in the office of the Board at the County Courthouse in Walla Walla Board of County Commissioners will hold Shortplat Subdivision Ordinance No. 83: on the following proposed amendment to NOTICE IS HEREBY GIVEN that the NOTICE OF HEARING

SHORTPLAT SUBDIVISION AMENDMENT NO. 1

SECTIONS 1.01 (2), 3.02 and 3.03
WHEREAS the W.-" A RESOLUTION SHORTPLAT DINANCE OF WALLA WALLA COUNTY RESOLUTION SUBDIVISION AMENDING THE OR-

Planning Commission has conducted a public hearing, notice of such public hearing having been given in accordance with RCW 36.70.590, and EAS, the Walla Walla County Commission has conducted a paring, notice of such public

WHEREAS, the planning Commission has recommended to this Board of Walla be amended, it is Shortplat Subdivision Ordinance No. 83 Walla County Commissioners that the

Subdivision Ordinance No. 83 that the Walla Walla County Shortplat Commissioners of RESOLVED by the Board of County Walla Walla is hereby County

amended to provide as follows:

exceeds minimum required lot area in the zoning district which it is located or fives acres in area, whichever is larger containing a dedication, smallest 1.01 (2) lot created by Any division of land not a dedication, in which the the division

surveyor in compliance with the Survey Recording Act of 1973. the supervision of, a registered land result of a survey made by, or under by a proposed short plat which includes short subdivisions shall be accompanied (1) - Applications for approval of survey data compiled

be 18 x 24 inches. - Sheet size for short plats shall

3.03 Applications for approval of short subdivisions shall contain:

tiguous tract owned or being purchased on contract by the applicant, and shall (1) A mylar original and a sepia intermediate original of the entire con-

names of any adjacent subdivision, proposed lots, and a. the owners of adjacent land and the marking the boundaries of

tract and ways, within or adjacent roads and ways, or casements for roads c. approximate location of the existing to the

containing: (2) A certificate from the title company

a. legal description of the tract,

b. the fee ownersyip, and

or owners of said tract c. any underlying contracts.(3) The name and address of the owner Walla Walla, Washington

County Commissioners Theodore S. Bjerke Clerk of the Board of

August 13, 1974.

August 22,

1974

Prof of Publication

Case No....

STATE OF WASHINGTON, County of Walla Walla ss.
Thomas C. Baker being first duly sworn on oath,
deposes and says: That he is the Publisher of The Times, a weekly newspaper
which has been established, published in the English language, and circulated
continuously as a weekly newspaper in the City of Waitsburg, and in said
County and State, and of general circulation in said County for more than
six (6) months prior to the date of the first publication of the Notice hereto
attached.

newspaper by the Superior Court of said Walla Walla County and that the of the County of Walla Walla. That The Times was on the 14th day of June, 1955, approved as a legal That said newspaper is the official newspaper of the City of Waitsburg and

annexed is a true copy of a

all of this period.	and that said newspaper was regularly distributed to its subscribers during	and ending on the day of 19 19	Commencing on the 22nd day of August 19.74	or a period of	as it appeared in the regular and entire issue of said newspaper itself and	Notice of Hearing
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\$4.20 a hundred words for the first insertion, and \$3.15 a hundred words tor each subsequent insertion That the full amount of \$.18.90 has been paid in full, at the rate of S. Defell & Publisher

180 0	Section Charles	19	Subscribed and sworn to before me this 22nd August 7)
		4	7)

Notary Public in and for the State of Washington, Residing at Waitsburg, Washington 99361