

Title 16
SUBDIVISIONS¹

Chapters:

- 16.04 General Provisions**
- 16.08 Definitions**
- 16.10 Lot Boundary Adjustments**
- 16.12 Short Plat Procedures**
- 16.16 Preliminary Plat**
- 16.20 Final Plat**
- 16.24 General Principles of Acceptance**
- 16.28 Dimension and Layout Standards**
- 16.32 Variations and Exceptions**
- 16.36 Amendment of Existing Plats**
- 16.40 Certificates**
- 16.44 Enforcement and Penalty**

1. Code reviser's note: Title 16 was completely revised and amended by Ords. 693, 695 and 705. Prior legislation: Ords. 411A, 423, 426, 517, 526, 552, 554, 566.

Chapter 16.04**GENERAL PROVISIONS**

Sections:

16.04.010 Purpose.

16.04.020 References to town are hereby changed to city.

16.04.010 Purpose.

The purpose of this title is to regulate the subdivision of land and to promote the public health, safety and general welfare in accordance with standards established by the state to prevent the overcrowding of land, to lessen congestion in the streets and highways; to promote effective use of land; to promote safe and convenient travel by the public on streets and highways; to provide for adequate light and air; to facilitate adequate provision for water, sewerage, parks and recreation areas, sites for schools and school grounds and other public requirements; to provide for proper ingress and egress; and to provide for the expeditious review and approval of proposed subdivisions which conform to zoning standards and the city's comprehensive plan and policies. (Ord. 739 § 1, 1996; Ord. 693 § 1, 1994)

16.04.020 References to town are hereby changed to city.

Throughout this title, there are numerous references to the town of Clyde Hill. By virtue of the town having changed its form of government, and having become an optional municipal code city with a mayor/council form of government, the codifier for the city is hereby authorized and directed to change all references to the term "town" contained in this title to the term "city." Wherever the word town appears in this title, it shall mean the city of Clyde Hill. (Ord. 835 § 1, 2001)

Chapter 16.08**DEFINITIONS**

Sections:

16.08.010 Block.

16.08.012 City.

16.08.014 City clerk.

16.08.016 City engineer.

16.08.020 Comprehensive plan.

16.08.030 Council.

16.08.040 Dedication.

16.08.050 Final approval.

16.08.060 Final plat.

16.08.070 Lot.

16.08.080 Planning commission.

16.08.090 Plat.

16.08.100 Preliminary approval.

16.08.110 Preliminary plat.

16.08.120 RCW.

16.08.130 Short plat.

16.08.140 Short subdivision.

16.08.150 Subdivider.

16.08.160 Subdivision.

16.08.010 Block.

"Block" means a group of lots, tracts, or parcels within defined and fixed boundaries. (Ord. 693 § 1, 1994)

16.08.012 City.

"City" means the city of Clyde Hill, Washington. (Ord. 693 § 1, 1994. Formerly 16.08.170)¹

16.08.014 City clerk.

"City clerk" means the city clerk of the city of Clyde Hill. (Ord. 693 § 1, 1994. Formerly 16.08.180)¹

16.08.016 City engineer.

"City engineer" means the city engineer of the city of Clyde Hill. (Ord. 693 § 1, 1994. Formerly 16.08.190)¹

1. Code reviser's note: Following the editorial change of "town" to "city" pursuant to Ordinance No. 835, this section has been editorially renumbered to preserve alphabetization.

16.08.020

16.08.020 Comprehensive plan.

“Comprehensive plan” means a generalized coordinated land use policy statement of the city council adopted pursuant to Chapter 36.70A RCW. (Ord. 739 § 3, 1996; Ord. 693 § 1, 1994)

16.08.030 Council.

“Council” means the council of the city of Clyde Hill. (Ord. 693 § 1, 1994)

16.08.040 Dedication.

“Dedication” means 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 city. (Ord. 693 § 1, 1994)

16.08.050 Final approval.

“Final approval” means final official action taken by the council on the subdivision or portion thereof that has received preliminary approval. (Ord. 693 § 1, 1994)

16.08.060 Final plat.

“Final plat” means a plan of the subdivision or any portion thereof prepared for filing for record with the King County department of records and elections and containing the elements and requirements set forth in this chapter. (Ord. 693 § 1, 1994)

16.08.070 Lot.

“Lot” means a fractional part of subdivided lands having fixed boundaries, being of sufficient area and dimensions to meet the requirements of CHMC Title 18 and this chapter. “Lot” includes tracts or parcels. (Ord. 693 § 1, 1994)

16.08.080 Planning commission.

“Planning commission” means the commission established by the council of the city of Clyde Hill as set forth in Chapter 2.20 CHMC. (Ord. 693 § 1, 1994)

16.08.090 Plat.

“Plat” means a map or representation of a subdivision, showing all designations in street lines, rights-of-way, pavement widths, curb lines, location and sizes of utilities, location and size of land areas to be dedicated. (Ord. 693 § 1, 1994)

16.08.100 Preliminary approval.

“Preliminary approval” means official action approving the preliminary plat by the planning commission and city council. Ord. 693 § 1, 1994)

16.08.110 Preliminary plat.

“Preliminary plat” means a preliminary plan of the subdivision containing the elements and requirements set forth in this title. (Ord. 693 § 1, 1994)

16.08.120 RCW.

“RCW” means the Revised Code of Washington, as amended. (Ord. 693 § 1, 1994)

16.08.130 Short plat.

“Short plat” means a map or representation of a short subdivision, which shows all designations in street lines, public area boundaries, lot lines, easement, rights-of-way, pavement widths, curb lines, location and size of utilities, location and size of land areas to be dedicated. (Ord. 693 § 1, 1994)

16.08.140 Short subdivision.

“Short subdivision” means the division or redivision of land into four or fewer lots, plots, tracts or other divisions of land, for the purpose, whether immediate or future, of sale, lease, or transfer of ownership. (Ord. 693 § 1, 1994)

16.08.150 Subdivider.

“Subdivider” means any individual, firm, association, syndicate, partnership, corporation, trust or any other legal entity commencing proceedings under this title, to effect a subdivision of land hereunder for himself or for another. (Ord. 693 § 1, 1994)

16.08.160 Subdivision.

“Subdivision” means the division or redivision of land into five or more lots, plots, tracts or other divisions of land, for the purpose, whether immediate or future, of sale, lease, or transfer of ownership, except as provided in CHMC 16.08.140. (Ord. 693 § 1, 1994)

Chapter 16.10**LOT BOUNDARY ADJUSTMENTS**

Sections:

- 16.10.020 Purpose.
- 16.10.030 Processes.
- 16.10.040 Application and fees.
- 16.10.050 Time frame for approval.
- 16.10.060 Notice.
- 16.10.080 Criteria for approval.
- 16.10.100 Appeals.
- 16.10.120 Recordation.

16.10.020 Purpose.

The purpose of this chapter is to provide a method for summary approval of lot boundary adjustments between platted or unplatted lots or both, which do not create any additional lot, tract, parcel, site or division containing insufficient area and dimension to meet minimum requirements for width and area for a building site, while insuring that such lot boundary adjustment satisfies public concerns of health, safety and welfare. (Ord. 693 § 1, 1994)

16.10.030 Processes.

Boundary line adjustments are not project permits, as defined in RCW 36.70B.040(4). Boundary line permits shall be processed in accordance with the procedures for Type II permits as contained in CHMC Title 19. (Ord. 835 § 2, 2001; Ord. 739 § 4, 1996)

16.10.040 Application and fees.

Boundary line adjustment applications shall be submitted to the city clerk for review and approval by the administrator, together with four copies of the entire contiguous tract owned by the applicant, and all information requested for short plat applications, as described in CHMC 16.12.070 and 16.12.080. In addition, the applicant shall submit a nonrefundable application fee, as established by city resolution. These fees will be used for administrative costs incurred by the city, and are not refundable. The applicant shall be responsible

16.10.050

for all engineering, legal and other consulting fees and costs incurred by the city to the extent said fees and costs exceed the application fees, and the applicant shall be advised of the costs by the city clerk. The applicant shall pay such costs before the boundary line adjustment is recorded by the city clerk pursuant to CHMC 16.10.120. (Ord. 695 § 1, 1994; Ord. 693 § 1, 1994)

16.10.050 Time frame for approval.

The administrator shall approve, disapprove or return the lot line adjustment in compliance with this chapter to the applicant within 30 days of the filing thereof, unless the applicant consents to an extension of the time period. (Ord. 714 § 1, 1995)

16.10.060 Notice.

A. Posting. Three notices of the proposed boundary line adjustment shall be posted in conspicuous places or adjacent to the subject land or property, and a copy of such notice also shall be posted in a conspicuous place at the City Hall.

B. Mailed Notice. Postcard notices shall be sent to the owners of all real property within a radius of 300 feet of the subject land or property. The requirement of this subsection shall be satisfied if notices are mailed to the person or persons shown to be the owners of such property on the records pertaining thereto in the office of the King County department of records and elections, and if mailed to the last address of such record owner known to the applicant. If the owner of the real property subject to the boundary line adjustment owns another parcel or parcels of real property which lie adjacent to the real property subject to the boundary line adjustment, notice under this section shall be given to owners of real property located within 300 feet of any portion of the boundaries of such adjacently owned parcels of real property owned by the owner of the real property to be subdivided.

C. Time of Notice. All posted notices shall be posted not less than seven days after application has been made with the city for the boundary line adjustment.

D. Form of Notice. Mailed and posted notices shall state the name and street address of the applicant, the legal description of the property involved, and describe the general nature of the boundary line requested. All posted notice also shall contain a sketch of all property within a radius of 300 feet from the property involved, and the sketch shall identify clearly the property subject to the boundary line adjustment. No such sketch or drawing shall be required on mailed notices.

E. Proof of Notice. The aforementioned mailed and posted notice requirements shall be carried out by the applicant and prior to the administrator's decision on the boundary line adjustment, the applicant shall file with the administrator an affidavit showing compliance with this notice condition.

F. Expense of Notice. All expenses involved in carrying out the conditions and requirements of this section shall be borne by the applicant. (Ord. 693 § 1, 1994)

16.10.080 Criteria for approval.

The city administrator shall approve an application for a lot boundary adjustment if it is determined that:

A. No additional lot, tract, parcel, site or division will be created by the proposed adjustment;

B. No lot is created which contains insufficient area and dimensions to meet the minimum requirements of the zone in which the lots affected are situated;

C. No lot is created which does not have adequate drainage, water supply and sanitary sewage disposal, and access for vehicles, utilities and fire protection;

D. The lot boundary adjustment is consistent with the applicable provisions of the city's zoning code. (Ord. 693 § 1, 1994)

16.10.100 Appeals.

Any person aggrieved by the decision of the administrator to approve or disapprove a proposed boundary line adjustment may appeal the decision to the council within 10 days following issuance of the decision. Upon receipt of the appeal, appeal fee and costs as established by city resolution, the council shall, at its next public hearing, set the date for the public meeting where it will consider the appeal. The council shall consider the matter de novo and may affirm or reverse the administrator's decision or may remand the application to the administrator with instructions to approve or disapprove the same. (Ord. 695 § 2, 1994; Ord. 693 § 1, 1994)

16.10.120 Recordation.

The original approved boundary line adjustment shall be filed for record by the city clerk, and shall not be deemed "approved" until so filed. One reproducible copy and one paper copy shall be furnished by the applicant to the city clerk, and one paper copy shall be filed with the county assessor. (Ord. 693 § 1, 1994)

Chapter 16.12**SHORT PLAT PROCEDURES**

Sections:

- 16.12.010 Applicability.
- 16.12.015 Processing.
- 16.12.020 Time limitations and submittal.
- 16.12.030 General requirements and standards.
- 16.12.040 Consultation with city engineer.
- 16.12.050 Scale of plat.
- 16.12.060 Submission of plat to others.
- 16.12.070 Contents of application – Short plat.
- 16.12.080 Further submittals.
- 16.12.090 Exceptions.
- 16.12.100 *Repealed.*
- 16.12.110 Administrative determinations.
- 16.12.120 Administrative findings.
- 16.12.130 Appeal.
- 16.12.140 Recording.
- 16.12.142 Resubdivision procedures – Lapse of plat by failure to pay city's costs.
- 16.12.160 Further divisions in five-year period.

16.12.010 Applicability.

This chapter permits administrative approval of a division of land within the city into four or fewer lots for the purpose of sale or lease. Short subdivisions shall be processed in accordance with CHMC 16.12.110. (Ord. 693 § 1, 1994)

16.12.015 Processing.

Short plats are Type II applications, and as project permits, as defined in RCW 36.70B.020(4), they are subject to the processing requirements of CHMC Title 19, pursuant to RCW 36.70B.140. (Ord. 739 § 6, 1996)

16.12.020 Time limitations and submittal.

A. Short subdivision applications shall be submitted to the city clerk for review and approval by the planning commission, together with a nonrefundable application fee established by city resolution. These fees will be

16.12.030

used for administrative costs incurred by the city and are not refundable. The applicant shall be responsible for all engineering, legal and other consulting fees and costs incurred by the city to the extent said fees and costs exceed the application fees.

B. In order to ensure payment of the city's costs which may exceed the application fee, the applicant shall place a monetary per lot deposit with the city in an amount established by city resolution. The applicant shall be advised by the city clerk of all of the city's costs which exceed the deposited amount prior to the public meeting on the short plat, and these costs shall be paid by the applicant before the public meeting. If the city incurs any additional expenses after the public meeting, the applicant shall pay such additional expenses prior to the time the plat is recorded by the city clerk pursuant to CHMC 16.12.140. In the event that action on the plat is discontinued prior to final approval, the city's expenses will be deducted from the deposit and the remainder shall be returned to the applicant.

C. A short plat shall be approved, disapproved or returned to the applicant within 30 days after the city's issuance of the notice of completeness, unless the applicant consents in writing to an extension of the time period. (Ord. 835 § 3, 2001; Ord. 739 § 5, 1996; Ord. 695 § 3, 1994; Ord. 693 § 1, 1994)

16.12.030 General requirements and standards.

A. Short subdivisions shall conform to the requirements of this chapter; Chapters 16.24, 16.28, 16.36, and 16.40 CHMC; and CHMC 16.44.020 unless otherwise specified in this chapter.

B. The following sections of Chapter 16.40 CHMC are required for short plats:

- 16.40.010 (if there is a dedication)
- 16.40.020 (if there is a dedication)
- 16.40.030
- 16.40.040

- 16.40.050
- 16.40.060
- 16.40.070 (if CHMC 16.12.130 is used)
- 16.40.090

(Ord. 835 § 4, 2001; Ord. 693 § 1, 1994. Formerly 16.12.060.)

16.12.040 Consultation with city engineer.

Before the short plat or dedication is prepared, the subdivider or his engineer shall obtain copies of the subdivision, zoning and streets and sidewalks titles of this code and shall consult with the city engineer for the purpose of ascertaining the requirements of the city and obtaining any explanation of the rules and regulations contained in this title as may be necessary and related to the short plat or dedication. (Ord. 693 § 1, 1994. Formerly 16.12.070.)

16.12.050 Scale of plat.

The short plat or dedication shall be prepared by or under the supervision of a registered land surveyor who shall certify on the plat that it is a correct and true representation of the lands actually surveyed and in accordance with the requirements established in this chapter. The plat shall be drawn to the scale of one inch equals 20 feet unless special permission to change the scale is granted by the city engineer. (Ord. 693 § 1, 1994. Formerly 16.12.080.)

16.12.060 Submission of plat to others.

A. Prior to the filing of the short plat with the city, the subdivider or his engineer shall submit a copy thereof to the city of Bellevue utility department to determine its requirements for both water and sewage facilities, and secure a letter of approval from the city of Bellevue utility department stating that the proposed plat will be serviced by it. If sewer services are not immediately available, the subdivider shall secure a letter from the King County department of health stating that soil

conditions in the short plat are favorable for the septic tank and drainfield method of sewage disposal.

B. Notice of the filing of a short plat of a short subdivision adjacent to or within one mile of the municipal boundaries of a city, city or county, or which contemplates the use of any city, town or county utilities, shall be furnished to the appropriate officials of the neighboring city, town or county by the applicant according to instructions provided by the city clerk, pursuant to RCW 58.17.080.

C. Notice of the filing of a short plat of a short subdivision located adjacent to the right-of-way of a state highway shall be given to the State of Washington Department of Transportation.

D. Evidence that all items in this section have been complied with shall be submitted with the short plat and other items indicated in CHMC 16.12.070 and 16.12.080. Copies of letters sent in accordance with subsections (B) and (C) of this section shall constitute such evidence. (Ord. 693 § 1, 1994. Formerly 16.12.090.)

16.12.070 Contents of application – Short plat.

Ten copies of a short plat of the entire contiguous tract owned by the applicant shall be submitted and shall include:

- A. The name of the proposed plat or dedication;
- B. The name, address and telephone number of the owner or owners;
- C. The name, address telephone number and seal of the land surveyor, if any;
- D. The legal description of the property;
- E. Present use and zoning;
- F. Proposed use and zoning;
- G. Lot numbers; street names and layout; and all dedicated rights-of-way, municipal boundaries, township and section lines which adjoin or intersect the plat;
- H. Scale and true north;

I. Accurate location of all monuments. One such monument shall be placed at each street intersection, and at locations to complete a continuous line of sight, at such additional locations as required by the city engineer.

J. A survey of the property within the short plat, prepared by or under the supervision of a registered surveyor. (Ord. 693 § 1, 1994. Formerly 16.12.100.)

16.12.080 Further submittals.

In addition to the short plat itself, the following items shall be submitted with the application to the planning commission:

A. A sketch, separate from the short plat, showing front yard, side yard, and rear yard setback lines;

B. A title report confirming title of the land as described and shown on the plat in the name of the owner signing the application and plat;

C. All required bonds;

D. Topographic map prepared by licensed land surveyor showing contours at a minimum of two-foot intervals;

E. The location and direction of the flow of all watercourses and approximate location of all area subject to inundation or storm water overflow;

F. The outline of any existing buildings to remain in place in relation to proposed street and lot lines;

G. Method of water supply as approved by the city of Bellevue utility department;

H. Method of sewer disposal as approved by the city of Bellevue utility department;

I. Existing sewers, water mains, culverts or other underground facilities within the tract indicating grade and exact locations;

J. Proposed storm sewer facilities which must comply with the provisions of CHMC 16.12.110 and which must also be approved by the city engineer for compliance;

K. Profile and section print of all streets within the plat to be dedicated as public roads;

L. Means of access to vehicles, including emergency vehicles, for all proposed lots

16.12.090

which must, as a minimum comply with the provisions of Chapter 17.44 CHMC (Private Roads and Easements), and which must, if reasonably possible, comply with the provisions of CHMC 17.16.030 requiring a minimum of frontage on a public street of at least 100 feet;

M. A sketch addressing the environmental impact of the proposed plat and lots on adjoining property owners, including an inventory of the trees on the property, which includes the location of trees, tree caliper, and views which would be affected by the granting of the proposed subdivision of property and any future construction on the proposed lots. (Ord. 693 § 1, 1994. Formerly 16.12.110.)

16.12.090 Exceptions.

Short plats are categorically exempt from environmental policies contained in CHMC 16.24.110. (Ord. 769 § 1, 1997; Ord. 695 § 4, 1994; Ord. 693 § 1, 1994. Formerly 16.12.140.)

16.12.100 Public hearing.

Repealed by Ord. 739. (Ord. 693 § 1, 1994. Formerly 16.12.030.)

16.12.110 Administrative determinations.

The planning commission shall, after reviewing the recommendations of appropriate officials, determine whether:

A. The proposed short subdivision conforms to this title, the comprehensive plan, zoning ordinance requirements and all applicable land use controls;

B. The proposed short subdivision is served with utilities, transit stops, fire protection, water supply and means of sanitary sewerage disposal;

C. The proposed short subdivision is served by a storm drainage system which either presently connects to the city's storm drainage system, or provides for connecting of the proposed lots to future storm drainage system at the point or points where the proposed lots gain access to public streets. For property not

presently served by the city's storm sewer system, an appropriate and adequate independent drainage system shall be required for all proposed lots within the subdivision;

D. The proposed short subdivision is served by adequate means of access for vehicles, including emergency vehicles, and all such means of access shall meet the minimum standards of private roads and easements as provided for in Chapter 17.44 CHMC;

E. The best interests of the city and adjoining property owners would be provided for by permitting the proposed division of land, including but not limited to the consideration of the impact on the neighborhood, inclusion of greenbelts, preservation of existing trees, and preservation of views of neighboring property owners;

F. Appropriate provisions are made for parks and recreation, playgrounds, schools and school grounds;

G. Appropriate provisions are made for streets, roads, alleys other public ways, sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

H. The public use and interest will be served by permitting the proposed division of land. (Ord. 741 § 2, 1996; Ord. 739 § 8, 1996; Ord. 693 § 1, 1994. Formerly 16.12.040.)

16.12.120 Administrative findings.

A. After considering the short subdivision application in a public meeting with no public testimony, if the planning commission makes written findings that appropriate provisions are made for each of the requirements of CHMC 16.12.110 and that the public use and interest will be served, then the planning commission shall approve the short subdivision application.

B. The planning commission may consider variations or exceptions to the requirements of this title as provided in Chapter 16.32 CHMC. The planning commission is hereby granted the authority to only approve those short sub-

divisions which comply with the requirements of this code, unless an exception is granted as provided in Chapter 16.32 CHMC. Any variances or special exceptions to CHMC Title 17 shall be determined in accordance with Chapter 17.72 CHMC.

C. Dedications of land, the provision of public improvements to serve the short subdivision and/or impact fees (if adopted by the city by ordinance pursuant to RCW 82.02.050 through 82.02.090) may be required as a condition of short plat approval. Dedications shall be clearly shown on the final plat. (Ord. 769 § 2, 1997; Ord. 741 § 3, 1996; Ord. 739 § 9, 1996; Ord. 705 § 1, 1994; Ord. 695 § 5, 1994; Ord. 693 § 1, 1994)

16.12.130 Appeal.

Any person aggrieved by the decision of the planning commission to approve or disapprove a short subdivision may appeal the decision to the council, as provided in Chapter 19.06 CHMC. (Ord. 741 § 4, 1996; Ord. 739 § 10, 1996; Ord. 695 § 6, 1994; Ord. 693 § 1, 1994. Formerly 16.12.050.)

16.12.140 Recording.

The original approved short plat shall be filed for record with the King County department of records and elections by the applicant. After recording, the original plat shall be returned to the city office. (Ord. 693 § 1, 1994. Formerly 16.12.120.)

16.12.142 Resubdivision procedures – Lapse of plat by failure to pay city's costs.

The applicant's failure to pay the city's costs related to the short plat processing within six months from approval by the planning commission shall preclude recording by the city clerk, and void the approval. In such a case, a new application must be made which shall conform to the ordinances and standards applying at the time of the new application. (Ord. 695 § 7, 1994; Ord. 693 § 1, 1994)

16.12.160 Further divisions in five-year period.

Land in short subdivisions may not be further divided in any manner within a period of five years without the filing of a final plat, except that when the short plat contains fewer than four parcels, the owner who filed the short plat may file an alteration within the five-year period to create up to a total of four lots within the original short plat boundaries. Any lot which has previously been used or included with other lots for the purpose of averaging square footage within a plat pursuant to the provisions of CHMC 16.28.080 shall not be used, included or considered for any subsequent proposed plat for averaging square footage. (Ord. 693 § 1, 1994. Formerly 16.12.150.)

Chapter 16.16

PRELIMINARY PLAT

Sections:

- 16.16.010 General policies and time limitation.
- 16.16.015 Processing.
- 16.16.020 Consultation with city engineer.
- 16.16.030 Scale.
- 16.16.040 Submission of plat to others.
- 16.16.050 Contents.
- 16.16.060 Submission to clerk.
- 16.16.070 Fees and costs.
- 16.16.080 Copies to engineer and planning commission.
- 16.16.090 Review by engineer.
- 16.16.100 Environmental checklist.
- 16.16.110 Fees for compliance with state act.
- 16.16.120 Public hearing.
- 16.16.130 Recommendations of planning commission – Hearing.
- 16.16.140 Recommendations of planning commission – Findings.
- 16.16.150 Forwarding of plat.
- 16.16.160 Review by council.

16.16.010 General policies and time limitation.

A. Approval of a preliminary plat or dedication indicates merely the general acceptability of the layout as submitted. Subdivision of property is subject to the approval of the final plat as provided in this chapter.

B. Preliminary plats of any proposed subdivision and dedication shall be approved, disapproved or returned to the applicant for modification or correction within 90 days from the date of filing thereof unless the applicant consents to an extension of such time period; provided, that if an environmental impact statement is required as provided in RCW 43.21C.030, the 90-day period shall not include the time spent preparing and circulating the environmental impact statement by the city. (Ord. 693 § 1, 1994)

16.16.015 Processing.

Preliminary plats are Type IVA applications and as project permits, as defined in RCW 36.70B.020(4), are subject to the project permit processing requirements of CHMC Title 19. (Ord. 739 § 11, 1996)

16.16.020 Consultation with city engineer.

Before the proposed plat or dedication is prepared, the subdivider or his engineer shall obtain copies of the subdivision, zoning and streets and sidewalks titles of this code and shall consult with the city engineer for the purpose of ascertaining the requirements of the city and obtaining an explanation of the rules and regulations contained in this chapter as may be necessary and related to the proposed plat or dedication. (Ord. 693 § 1, 1994)

16.16.030 Scale.

The preliminary plat or dedication, for preliminary approval thereof, shall be prepared by or under the supervision of a registered land surveyor who shall certify on the plat that it is a correct and true representation of the lands actually surveyed and in accordance with the requirements established in this chapter. The plat shall be drawn to the scale of one inch equals 20 feet unless special permission to change the scale is granted by the city engineer. (Ord. 693 § 1, 1994)

16.16.040 Submission of plat to others.

A. Prior to the filing of the preliminary plat with the city, the subdivider or his engineer shall submit a copy thereof to the city of Bellevue utility department to determine its requirements for both water and sewage facilities, and secure a letter of approval from the city of Bellevue utility department stating that the proposed plat will be serviced by it.

B. Notice of the filing of a preliminary plat of a proposed subdivision adjacent to or within one mile of the municipal boundaries of a city, town or county, or which contemplates the use of any city, town or county utilities shall be

furnished to officials of the neighboring city or county by the applicant according to instructions provided by the city clerk, pursuant to RCW 58.17.080.

C. Notice of the filing of a preliminary plat of a proposed subdivision located adjacent to the right-of-way of a state highway shall be given to the State of Washington Department of Transportation.

D. Evidence that all items in this section have been complied with shall be submitted with the preliminary plat and other items indicated in CHMC 16.16.050. Copies of letters sent in accordance with subsections (B) and (C) of this section shall constitute such evidence. (Ord. 693 § 1, 1994)

16.16.050 Contents.

The preliminary plat or dedication shall contain and indicate the following:

A. The name of the proposed plat or dedication;

B. The name, address and telephone number of the owner or owners;

C. The name, address, telephone number and seal of the engineer;

D. The legal description of the property;

E. Present use and zoning;

F. Proposed use and zoning;

G. Lot and block numbers; street names and layout; approximate dimensions of all lots, streets, easements, including lengths or arcs, turning angles and tangents, and all dedicated rights-of-way; municipal boundaries, township and section lines which adjoin or intersect the plat;

H. Scale and true north point;

I. Sufficient contours or elevations to determine the general topography of the land;

J. The location and direction of the flow of all watercourses and the approximate locations of all areas subject to inundation or storm water overflow;

K. The outline of any existing buildings to remain in place in relation to proposed street and lot lines;

L. Accurate location of all monuments. One such monument shall be placed at each street intersection, and at locations to complete a continuous line of sight, at such additional locations as required by the city engineer;

M. Method of water supply as approved by city of Bellevue utility department;

N. Method of sewage disposal as approved by city of Bellevue utility department;

O. Existing sewers, water mains, culverts or other underground facilities within the tract indicating grade and exact locations;

P. Vicinity sketch to scale showing general location and existing road pattern;

Q. Proposed storm sewer facilities as approved by the city engineer;

R. Profile and section print of all streets within the plat to be dedicated as public roads;

S. All front, side and rear yard setbacks as required by the then-existing ordinances of the city shall be shown. (Ord. 705 § 2, 1994; Ord. 693 § 1, 1994)

16.16.060 Submission to clerk.

Ten copies of the preliminary plat or dedication shall be submitted to the city clerk at least 20 days prior to the next regular meeting of the planning commission at which the preliminary hearing is desired. (Ord. 693 § 1, 1994)

16.16.070 Fees and costs.

At the time of submittal, the subdivider shall pay the following fees and costs to the city clerk by check made payable to the treasurer, city of Clyde Hill:

A. The fee for a rezone, if required, as such fee is established by city resolution.

B. A nonrefundable platting fee, as such fee is established by city resolution. This fee will be used for administrative costs incurred by the city and is nonrefundable. The applicant will be responsible for all engineering, legal and other consulting fees and costs incurred by the city to the extent said fees and costs exceed the application fees.

16.16.080

C. In order to ensure payment of the city's costs which may exceed the application fee, the applicant shall place a monetary per lot deposit with the city in an amount established by city resolution. The applicant shall be advised by the city clerk of the city's costs which exceed the deposited amount prior to the public hearing on the preliminary plat, and these costs shall be paid by the applicant before the hearing. In the event that action on the plat is discontinued prior to final approval, the city's expenses will be deducted from the deposit and the remainder shall be returned to the applicant. (Ord. 695 § 8, 1994; Ord. 693 § 1, 1994)

16.16.080 Copies to engineer and planning commission.

The city clerk shall affix to the preliminary plat the date received and immediately dispatch one copy of the preliminary plat or dedication and engineering data to the city engineer and five copies to the planning commission. (Ord. 693 § 1, 1994)

16.16.090 Review by engineer.

Upon receipt of the preliminary plat or dedication and engineering data, the city engineer shall review same for general conformity with the overall requirements of the platting, districting, right-of-way improvements and storm sewer ordinances of the city. The city engineer shall make his recommendations regarding the material submitted in written form to the planning commission prior to the initial hearing. (Ord. 693 § 1, 1994)

16.16.100 Environmental checklist.

The subdivider shall submit with the preliminary plat an environmental checklist prepared in accordance with Chapter 18.04 CHMC. (Ord. 693 § 1, 1994)

16.16.110 Fees for compliance with state act.

Fees for compliance with the provisions of the State Environmental Policy Act shall be as

set forth in Chapter 18.04 CHMC. Such fees shall be calculated separately from the platting fees set forth in CHMC 16.16.070B, and shall be in addition to such platting fees. (Ord. 693 § 1, 1994)

16.16.120 Public hearing.

Upon receipt of a complete preliminary plat application, the city clerk shall follow the procedures in CHMC Title 19 for issuance of a determination of completeness, notice of application and set a date for a public hearing thereon before the planning commission. The clerk shall follow the requirements in CHMC Title 19 for noticing the public hearing. (Ord. 739 § 12, 1996; Ord. 693 § 1, 1994)

16.16.130 Recommendations of planning commission – Hearing.

After the requirements of CHMC 16.16.020 through 16.16.120 and CHMC Title 19 have been fulfilled, the planning commission shall hold a public hearing on the preliminary plat and shall examine the application or dedication to determine if the city's standards, ordinances, interests and needs have been met and may introduce such changes or revisions as are deemed necessary. In order to recommend approval of the subdivision or dedication to the city council, the planning commission must inquire whether appropriate provisions are made to address the public health, safety and general welfare, using the criteria set forth in CHMC 16.12.040. (Ord. 739 § 13, 1996; Ord. 693 § 1, 1994)

16.16.140 Recommendations of planning commission – Findings.

After conducting the public hearing pertaining to the preliminary plat or dedication, the planning commission promptly shall make written findings whether appropriate provisions are made for each of the criteria set forth in CHMC 16.12.040 and whether the public use and interest will be served. The commission's findings of fact and conclusions on the

determination required herein shall constitute a recommendation to the city council, and be forwarded to the council within 14 days following adoption of the commission's decision. If any changes or modifications are recommended by the commission, copies thereof shall be furnished to the subdivider, the city engineer, and the council. An additional copy shall be retained in the files of the planning commission. (Ord. 693 § 1, 1994)

16.16.150 Forwarding of plat.

Whenever a preliminary plat is forwarded by the planning commission to the council, it shall be accompanied by the following:

A. A recommendation from the city engineer for approval or disapproval;

B. A letter from the city of Bellevue utility department as to the adequacy of the proposed means of sewage disposal;

C. A letter from the city of Bellevue utility department as to the adequacy of the proposed water supply. (Ord. 695 § 9, 1994; Ord. 693 § 1, 1994)

16.16.160 Review by council.

Upon receipt of the planning commission's recommendation of any preliminary plat, the council at its next public meeting shall set the date for the public meeting where it may adopt or reject the recommendations of the planning commission. If, after considering the matter at a public meeting, the council deems a change in the recommendation of the planning commission approving or disapproving any preliminary plat is necessary, the council shall adopt its own recommendations and approve or disapprove the preliminary plat. Such action shall be completed and concluded by the council within 90 days following the city's issuance of the notice of completeness on the preliminary plat application, unless the applicant grants approval for extension of time in writing. (Ord. 739 § 14, 1996; Ord. 693 § 1, 1994)

Chapter 16.20

FINAL PLAT

Sections:

16.20.001 Processing.

16.20.010 Scale.

16.20.020 Contents.

16.20.030 Submission to clerk.

16.20.040 Submission of final utility plans.

16.20.050 Fees and costs.

16.20.060 Bond required.

16.20.070 *Repealed.*

16.20.080 City council decision.

16.20.085 Time limitations.

16.20.090 Payments of taxes and special assessments.

16.20.100 Recording of plat.

16.20.001 Processing.

Final plats are Type IVB applications and as project permits, as defined in RCW 36.70B.020(4), are subject to the project permit processing requirements of CHMC Title 19. (Ord. 739 § 15, 1996)

16.20.010 Scale.

The final plat shall be prepared by the engineer on linen cloth or mylar 18 inches by 22 inches drawn with indelible ink to the scale of one inch equals 20 feet unless special permission to change the scale is granted by the city engineer. (Ord. 695 § 11, 1994; Ord. 693 § 1, 1994)

16.20.020 Contents.

The final plat shall not deviate from the approved preliminary layout and shall include the following:

A. The name of the proposed plat or dedication;

B. The exact legal description of the property, which must be identical with the legal description on the certificate of plat issued by the title insurance company pursuant to CHMC 16.20.030B;

16.20.030

C. The boundary lines with accurate distances and bearings, locations and widths of all existing and previously recorded rights-of-way approaching and intersecting the boundaries of the plat or dedication shown in reference to the United States Coast and Geological Survey datum of the plain coordinate system for the state of Washington and those data required by the city engineer;

D. Lot and block numbers, street names and layout, exact dimensions of all lots, streets and easements, including lengths or arcs, turning angles and tangents;

E. Date, scale and true north point;

F. Accurate location of all monuments. One such monument shall be located at each street intersection, at locations to complete a continuous line of sight at such locations as required by the city engineer;

G. The boundary lines of all public parks, playgrounds and public rights-of-way contained in such plat or dedication, and containing thereon a suitably inscribed statement of dedication of such rights-of-way, playgrounds, parks and other necessary areas, signed by the owner or owners thereof and acknowledged in the manner prescribed by law;

H. Dedication, acknowledgments, certificates, and restrictions as shown in Chapter 16.40 CHMC shall be included on the plat in the order listed;

I. All front, side and rear yard setbacks as required by the then-existing ordinances of the city shall be shown. (Ord. 695 § 12, 1994; Ord. 693 § 1, 1994)

16.20.030 Submission to clerk.

A. A final plat meeting all of the requirements of this chapter and Chapter 58.17 RCW shall be submitted to the city for approval within five years of the date of preliminary plat approval.

B. The final plat consisting of the linen cloth or mylar and 10 copies shall be submitted to the city clerk at least 16 days prior to the regular council meeting at which time approval is

desired. At the time of submittal, the linen or mylar plat must have the dedications and signatures of the owner or owners (as shown on the certificate of plat) and the signature and seal of the engineer. The following shall be submitted with the final plat:

1. Linen tracings or mylar and three copies each of the final storm drainage plans and final profile and section prints of all streets;

2. Complete field and computation notes showing original or reestablished corners with descriptions of the same, true bearings and distances to establish right-of-way lines, and monuments, turning angles, points of curvature, length of tangents, closure and methods of balancing with corners and distances of the plat or dedication. Allowable error closure shall not exceed .002 of one foot in preparation of the final plat;

3. Computation notes indicating the area of each lot within the plat;

4. A certificate of plat from a reputable title insurance company giving the legal description and showing the title and interest of all parties in the plat or dedication. The certificate shall not be dated more than 30 days prior to the date of the council meeting. (Ord. 739 § 16, 1996; Ord. 693 § 1, 1994)

16.20.040 Submission of final utility plans.

Final storm sewer, water and underground service plans must be submitted to the city engineer for approval prior to actual construction of these utilities. If any changes are made during installation, revised drawings showing the exact location of the utilities must be furnished. All underground utilities, sanitary sewer or storm drains installed in the streets shall be constructed prior to the surfacing of such streets. Service connections for all underground utilities and sanitary sewers shall be laid to such lengths as will obviate the necessity for disturbing the street improvements, when service connections thereto are made. (Ord. 693 § 1, 1994)

16.20.050 Fees and costs.

A. At the time of submittal, the subdivider shall pay the following fees and costs to the city clerk by check made payable to the Treasurer, city of Clyde Hill.

B. A nonrefundable final platting fee, as such fee is established by city resolution. This fee will be used for administrative costs incurred by the city and is nonrefundable. The applicant shall be responsible for all engineering, legal and other consulting fees and costs incurred by the city to the extent said fees and costs exceed the application fees.

C. In order to ensure payment of the city's costs which may exceed the application fee, the applicant shall place a monetary per lot deposit with the city, in an amount established by city resolution. The applicant shall be advised by the city clerk of all of the city's costs which exceed the deposited amount prior to the public hearing on the short plat, and these costs shall be paid by the applicant before the hearing. If the city incurs any additional expenses after the public hearing, the applicant shall pay such additional expenses prior to the time the plat is recorded by the city clerk pursuant to CHMC 16.20.100. In the event that action on the plat is discontinued prior to final approval, the city's expenses will be deducted from the deposit and the remainder shall be returned to the applicant. (Ord. 695 §§ 10, 13, 1994; Ord. 693 § 1, 1994)

16.20.060 Bond required.

A. In lieu of the completion of the actual construction of any required improvements prior to the approval of the final plat, the applicant may post with the city treasurer a bond, cash, or other method of security in an amount and with surety and conditions satisfactory to the city engineer and city attorney, providing for and securing to the city the actual construction and installation of such improvements within 18 months from the date of approval of the final plat. The city shall enforce all bonds or other methods of security authorized under

this section by appropriate legal and equitable remedies. All such improvements such as structures, sewers and water systems, shall be designed and certified by or under the supervision of a registered civil engineer prior to acceptance of the improvements.

B. Such bond and/or deposit shall be filed before final approval as a guarantee that the subdivider will, within 18 months from the date of approval of the final plat, complete the road improvements in accordance with the requirements of the city and to the satisfaction of the city engineer. The bond or deposit shall be subject to forfeiture at the discretion of the council if such improvements are not completed within such 18-month period, provided forfeiture shall apply only to the extent of funds necessary to complete the improvements as required herein. Cash and/or certified checks shall be held in escrow pending the satisfactory completion of the required work within the 18-month period. The city engineer may authorize the release of a portion of such funds to the subdivider in accordance with a prearranged progress schedule.

C. The city may also require the posting of a bond, cash, or other method of security, in an amount and with surety and conditions satisfactory to the city engineer and city attorney for the successful operation of the improvements for two years after acceptance of the improvements. Two years after acceptance of all right-of-way improvements, and after all monuments have been properly placed, according to city standards and approved by the city engineer, the road bond or balance of funds held in escrow shall be released to the subdivider. During such two-year period, all funds on deposit shall be subject to use by the city for the purpose of repairing defects in the construction work which develop or become evident within the right-of-way improvements, provided the city shall not use such funds until the city engineer has first given written notice to the developer of the defect and work toward correction thereof has not been commenced

16.20.070

within 10 days of the date of such notice. When a deficit exists in the fund on deposit for checking and inspections, the subdivider will be notified and asked to deposit an additional fund. If adequate funds are not deposited to cover all engineering charges, the amount of the deficit will be deducted from the cash bond on deposit for roadway construction and repair. (Ord. 695 § 14, 1994; Ord. 693 § 1, 1994)

16.20.070 Planning commission recommendation.

Repealed by Ord. 739. (Ord. 693 § 1, 1994)

16.20.080 City council decision.

A. Upon receipt of the final plat, the city council shall, at its next regular meeting, consider the final plat. If the council finds that the final plat conforms to all terms of the preliminary plat approval, and that the subdivision meets the requirements of Chapter 58.17 RCW, all other applicable state laws and any provisions of this title which were in effect at the time of preliminary plat approval, it shall approve the final plat.

B. When the council has approved the final plat, the council shall execute its written approval, which shall be suitably inscribed on the final plat, subdivision, or dedication, and adopt the plat by ordinance. (Ord. 739 § 18, 1996; Ord. 705 § 3, 1994; Ord. 693 § 1, 1994)

16.20.085 Time limitations.

The final plat shall be approved, disapproved or returned to the applicant within 30 days after issuance of the notice of completeness by the city, unless the applicant agrees in writing to an extension of this time period. (Ord. 739 § 19, 1996)

16.20.090 Payments of taxes and special assessments.

Subsequent to approval of the plat by the city council, the subdivider shall obtain the

King County comptroller's signature on the plat. (Ord. 693 § 1, 1994)

16.20.100 Recording of plat.

A. The city clerk shall file the original of the approved final plat for recording in the office of the King County department of records and elections at the applicant's cost. Two copies thereof shall be furnished to the office of the King County assessor. The linen or mylar tracing shall be delivered to the city clerk.

B. After the approved final plat has been recorded by the King County department of records and elections, it shall be known as an authorized plat or dedication of the land as provided by the laws of the state.

C. The subdivider may then make application for such permits from the local officials as are necessary to proceed with the development of the subdivision. (Ord. 693 § 1, 1994)

Chapter 16.24**GENERAL PRINCIPLES OF
ACCEPTANCE**

Sections:

- 16.24.010 Best interests of public.
- 16.24.020 Encroachment.
- 16.24.030 Service streets.
- 16.24.040 Buffer strips.
- 16.24.050 Subdivisions adjacent to other municipalities.
- 16.24.060 Building permit – Right-of-way development.
- 16.24.070 Building permit – Storm sewer plans.
- 16.24.080 Playfields and parks.
- 16.24.090 Preservation of natural and historic sites.
- 16.24.100 Relation to comprehensive plan.
- 16.24.110 Compliance with environmental regulations.
- 16.24.120 New streets and rights-of-way.
- 16.24.130 Parks, playgrounds and open public spaces.
- 16.24.140 Power and communications facilities.
- 16.24.150 Storm sewer provisions.
- 16.24.160 Permanent control monuments.

16.24.010 Best interests of public.

The proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the neighborhood development of the area, and the subdivider shall present evidence to this effect when requested by the planning commission. (Ord. 693 § 1, 1994)

16.24.020 Encroachment.

The tract to be subdivided should not be a part of or encroach upon an area or areas designated in the comprehensive plan for future public facilities. (Ord. 693 § 1, 1994)

16.24.030 Service streets.

Lots fronting on high volume trafficways shall be provided with parallel service streets

or such other medium of access as may be appropriate. (Ord. 693 § 1, 1994)

16.24.040 Buffer strips.

Where residential subdivisions are to be developed adjacent to nonresidential use districts, buffer strips or other protective treatment shall be provided to the extent and type required by the planning commission. (Ord. 693 § 1, 1994)

16.24.050 Subdivisions adjacent to other municipalities.

Subdivisions adjacent to other municipalities shall be considered with respect to the special subdivision standards of those municipalities as well as the requirements of the city. (Ord. 693 § 1, 1994)

16.24.060 Building permit – Right-of-way development.

No building permit shall be issued for construction on a lot contained within a platted area until the portion of all rights-of-way adjacent to such lot have been improved and developed in accordance with the requirements of the city, unless otherwise approved by the planning commission. (Ord. 693 § 1, 1994)

16.24.070 Building permit – Storm sewer plans.

No building permit shall be issued for construction on a lot contained within a platted area until plans for storm sewer facilities have been approved in accordance with the provisions of this title, and all amendments thereto, as well as in accordance with the provisions of the zoning regulations and all amendments thereto. (Ord. 693 § 1, 1994)

16.24.080 Playfields and parks.

The planning commission shall specify to the extent required the allocation of playfields, parks and other spaces that may be essential to a proper development of the areas or neighbor-

16.24.090

hood. (Ord. 705 § 4, 1994; Ord. 693 § 1, 1994. Formerly 16.24.100.)

16.24.090 Preservation of natural and historic sites.

Due regard shall be shown for the preservation of outstanding natural and cultural features such as scenic spots, watercourses and historic sites. (Ord. 705 § 4, 1994; Ord. 693 § 1, 1994. Formerly 16.24.110.)

16.24.100 Relation to comprehensive plan.

In all respects, the subdivision will be considered in relation to the comprehensive plan, or any part thereof, or preliminary plans made in anticipation thereof. (Ord. 705 § 4, 1994; Ord. 693 § 1, 1994. Formerly 16.24.120.)

16.24.110 Compliance with environmental regulations.

The subdivision and any application therefor shall comply with the requirements of Chapter 18.04 CHMC, Environmental Policy Act. (Ord. 705 § 4, 1994; Ord. 693 § 1, 1994. Formerly 16.24.130.)

16.24.120 New streets and rights-of-way.

A. Rights-of-way shall conform in effect to the comprehensive plan as adopted and to the general right-of-way pattern of the city.

B. Where the comprehensive plan and/or the official district (zoning map) of the city indicate the necessity of a new right-of-way of a required width or portion thereof for street purposes, in order to complete the articulation of the general right-of-way pattern, such required right-of-way or portion thereof shall be dedicated to the city by the filing of the plat. (Ord. 705 § 4, 1994; Ord. 693 § 1, 1994. Formerly 16.24.140.)

16.24.130 Parks, playgrounds and open public spaces.

If required by the planning commission, all plats must provide by dedication areas for parks, playgrounds, or open public spaces, on

the basis of population density. (Ord. 705 § 4, 1994; Ord. 693 § 1, 1994. Formerly 16.24.150.)

16.24.140 Power and communications facilities.

All electrical power transmission and distribution facilities and communication facilities within platted areas shall be installed and located underground. (Ord. 705 § 4, 1994; Ord. 693 § 1, 1994. Formerly 16.24.160.)

16.24.150 Storm sewer provisions.

A. All plats shall provide storm sewers for the control and disposal of surface and ground water runoff including, but not limited to, such water as may be collected from roof downspout drains, surface drains or foundation drains. Such sewers and appurtenances shall be so located and designed to meet the requirements specified by the city engineer, so as to conform to and be compatible with adjacent natural drainage ways and city storm sewer comprehensive planning.

B. All natural contours shall be maintained during development, improvement, use and/or construction within a lot, site, parcel, plat or area to the extent that natural drainage flow from or onto adjacent public or private property shall not be disrupted, blocked, increased, redirected or otherwise made detrimental to the use or maintenance of the adjacent property; provided, that this restriction shall not prevent the tiling and maintenance of a covered storm sewer under or across private property along a natural drainage course for the purpose of generally improving a particular property, in conformance with specifications and plans meeting the approval of the city engineer.

C. No effluent from a drainage system serving any home or other building or use to collect sanitary waste or garbage of any nature shall be permitted to enter, mix with, join or flow into any natural drainage course or storm sewer system whereby any contamination, foul odor or unsanitary condition does or is

likely to exist. (Ord. 705 § 4, 1994; Ord. 693 § 1, 1994. Formerly 16.24.170.)

16.24.160 Permanent control monuments.

Except for subdivisions excluded under the provisions of this title, as now or hereafter amended, permanent control monuments shall be established at each and every controlling corner on the boundaries of the parcel of land being subdivided. The planning commission shall determine the number and location of permanent control monuments within the plat, if any. (Ord. 705 § 4, 1994; Ord. 693 § 1, 1994. Formerly 16.24.180.)

Chapter 16.28

DIMENSION AND LAYOUT STANDARDS

Sections:

- 16.28.010 Rights-of-way.
- 16.28.020 Cul-de-sacs (dead-end streets).
- 16.28.030 Grades.
- 16.28.040 Intersections.
- 16.28.050 Alignments.
- 16.28.060 Street names.
- 16.28.070 Blocks.
- 16.28.080 Lots.

16.28.010 Rights-of-way.

A. Width Requirements.

Right-of-way Designation	Minimum Widths (feet)
1. Minor Arterials	100*
2. All Other Roadways	60*
3. Alley	20
4. Walkway	10

* Except in cases where the approved right-of-way section of the comprehensive plan specifies a greater or lesser width as the minimum.

B. The areas of the right-of-way outside the street or curbs shall be graded to the street profile. Walkways shall be provided as may be required by the city. (Ord. 693 § 1, 1994)

16.28.020 Cul-de-sacs (dead-end streets).

The maximum length shall be 400 feet, and the terminal of such streets shall be a circular area with a minimum diameter of 80 feet, the improved portion (street) of which shall be 64 feet in diameter. (Ord. 693 § 1, 1994)

16.28.030 Grades.

The minimum grade on any street or road shall be 0.25 percent for purposes of drainage, and maximum grades shall not exceed 10 percent, unless otherwise approved by the planning commission. (Ord. 693 § 1, 1994)

16.28.040 Intersections.

A. Due regard should be given in every case to the topography of the area, the use of

16.28.050

the right-of-way for utility purposes and its future use for rapid transit purposes.

B. Streets shall be required to intersect one another at an angle as near to a right angle as is practicable in each specific case.

C. The subdivider shall improve the extension of all subdivision streets to the intersecting paving line of any street. (Ord. 693 § 1, 1994)

16.28.050 Alignments.

The minimum requirements for all vertical alignment profile grade changes shall be connected with a vertical curve which shall have a minimum sight distance of 1,000 feet on primary streets, 500 feet for secondary streets and 300 feet on all others. (Ord. 693 § 1, 1994)

16.28.060 Street names.

Street names shall be approved by the planning commission and shall conform to the King County street system wherever possible. (Ord. 693 § 1, 1994)

16.28.070 Blocks.

A. The maximum length of blocks generally shall be 1,320 feet. Those over 900 feet shall have a crosswalkway at approximately the center of the block.

B. The width of blocks generally shall be sufficient to allow two tiers of lots.

C. Irregularly shaped blocks indented by cul-de-sacs and containing interior spaces will be acceptable when properly designed and fitted to the overall plat and when adequate provision is made for the maintenance of public areas.

D. Blocks intended for nonresidential use shall be designed specifically for such purposes with adequate space set aside for limited access off-street parking and delivery facilities.

E. Where frontage is on a main or secondary street, the long dimension of the block should be oriented with the direction of traffic flow. See CHMC 16.24.030 for high volume streets. (Ord. 693 § 1, 1994)

16.28.080 Lots.

A. All boundary lines of all lots shall be, as far as possible, at right angles to each other. Boundary lines that are proposed which are not a right angles will be carefully reviewed to determine whether the proposed boundary lines were designed to add required square footage to the proposed lot. Adjustments to boundary lines not at right angles which are proposed and which serve the primary purpose of meeting minimum required square footage requirements are not allowed. If it is determined that a proposed lot has insufficient square footage for a lot, absent the proposed area not at right angles with other proposed boundary lines, the proposed boundaries, proposed lots and proposed subdivision will not be allowed. The side lines of all lots, as far as practicable, shall be at right angles to the street which the lot faces, or radial or approximately radial if the street is curved.

B. No lots shall be divided by the city boundary line.

C. Lot numbers shall begin with the number 1 and shall continue consecutively throughout the block.

D. Lots must contain frontage on a public right-of-way.

E. Lots other than corner lots may front on more than one right-of-way where, in the opinion or the planning commission such is necessitated by topographic or unusual conditions. Where lots front on more than one right-of-way, adequate guarantees shall be made to assure that all structures constructed on a series of such lots face the same right-of-way. (Ord. 705 § 5, 1994; Ord. 693 § 1, 1994)

Chapter 16.32**VARIATIONS AND EXCEPTIONS**

Sections:

16.32.010 Purpose.

16.32.020 Criteria for approval.

16.32.030 Variations in lot size of previously platted lots.

16.32.010 Purpose.

The planning commission may grant special exceptions to the provisions of this title as it considers necessary to maintain its intent and purpose, when exceptional circumstances relating to the property require relief from strict adherence to the requirements, and when necessary to allow the owner to make reasonable use of his or her property. (Ord. 693 § 1, 1994)

16.32.020 Criteria for approval.

No special exception shall be granted by the planning commission unless it finds that:

A. The exception will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;

B. The exception is necessary because of exceptional circumstances relating to the narrowness, shallowness or shape of a specific piece of property, or because of exceptional topographic conditions or other extraordinary situation or condition of the land;

C. The granting of the exception will not be materially detrimental to the public health, safety and welfare, substantially offensive to the rights of other persons living in or near the area involved or injurious to the property or improvements in the vicinity and zone in which the subject property is located. (Ord. 693 § 1, 1994)

16.32.030 Variations in lot size of previously platted lots.

A. In those situations where a lot has been previously platted, the property owner may make application for a short plat to further divide the lot; provided, that, the average size of all neighboring Clyde Hill lots developed with residential structures within 300 feet of the boundaries of the subject lot are equal to or less than the size of each of the two proposed lots.

B. In those situations involving previously platted lots where each of the proposed lots would contain an area of at least 95 percent of the average size of the Clyde Hill neighboring lots developed with residential structures, the applicant must demonstrate that conditions exist which would allow the grant of an exception from the requirements of this title, under CHMC 16.32.020.

C. This variation must be applied for as part of the short subdivision approval process, notwithstanding the lot size requirements of CHMC Title 17. Nothing in this section shall exempt any application for a variation in lot size of a previously platted lot from the applicable requirements of Chapter 16.12 CHMC. (Ord. 695 § 15, 1994; Ord. 693 § 1, 1994)

Chapter 16.36

AMENDMENT OF EXISTING PLATS

Sections:

16.36.010 Petition.

16.36.015 Processing.

16.36.020 Tentative approval.

16.36.030 Final approval or disapproval.

16.36.010 Petition.

The owners of at least two-thirds of the lots in any existing plat may, by signed petition, request that the existing plat be modified or amended. The petitioner shall identify the plat and clearly set forth the amendment or modification sought. The city engineer, in his discretion, may direct that the petition be supplemented by such material as he deems appropriate. (Ord. 693 § 1, 1994)

16.36.015 Processing.

Plat amendments are Type IVA applications and, as project permits as defined in RCW 36.70B.020(4), are subject to the project permit processing requirements of CHMC Title 19. (Ord. 739 § 20, 1996)

16.36.020 Tentative approval.

The planning commission shall examine the petition together with any supporting documents, and confer with the city clerk and city engineer. If, in the opinion of the planning commission, the petition should be denied, it shall recommend disapproval to the council and advise the council and the petitioners of the reasons for disapproval. If the planning commission recommends that the amendments be approved, it shall forward the petition, its supporting documents, and its recommendation for approval to the council. Ord. 693 § 1, 1994)

16.36.030 Final approval or disapproval.

Upon receipt of the recommendation of the planning commission pertaining to the approval or disapproval of the amendments to the

existing plat, the council shall consider the recommendation of the planning commission. The council shall either affirm or reverse the decision of the planning commission. If the council's action should result in the amendment of the existing plat, it shall find that the public use and interest will be served and advanced by the proposed amendment of the existing plat. Upon the council's approval of the amendment, the council shall direct the mayor of the city and the city clerk to endorse the approval of the city on the amendment of the existing plats and further direct the mayor and city clerk to take such further action as may be needed to effect the amendment with the proper governmental bodies. (Ord. 693 § 1, 1994)

Chapter 16.40
CERTIFICATES

Sections:

- 16.40.010 Dedication.
- 16.40.020 Acknowledgment.
- 16.40.030 Certificate by registered land surveyor.
- 16.40.040 Certificate by city engineer.
- 16.40.050 Certificate by city treasurer.
- 16.40.060 Certificate by chairman and secretary of city planning commission.
- 16.40.070 Certificate by mayor and clerk of city.
- 16.40.080 Certificate by county comptroller.
- 16.40.090 Recording certificate.
- 16.40.100 Restrictions.

16.40.010 Dedication.

The certificate of dedication shall be in the following form:

Know all men by these presents that _____, owner(s) in fee simple of the land hereby platted, hereby declare(s) this plat and dedicate to the use of the public forever, all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on the face of the plat in the original reasonable grading and maintenance of the streets and avenues shown hereon.

In witness whereof we have hereunto set our hand(s) and seal(s) this ____ day of ____ .

(Ord. 693 § 1, 1994)

16.40.020 Acknowledgment.

The certificate of acknowledgment shall be in the following form:

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

This is to certify that on this ____ day of _____, 20 ____, _____ to me known to be the individual(s) who executed the within instrument and acknowledged that he (she or they) signed and sealed the same as a free and voluntary act and deed for the uses and purposes herein mentioned. Witness my hand and official seal the day and year first above written.

(print or type name)

Notary Public in and for the State of Washington, residing at _____

(Ord. 693 § 1, 1994)

16.40.030 Certificate by registered land surveyor.

The certificate by the registered land surveyor shall be in the following form:

I hereby certify that this plat of _____ is based upon an actual survey and subdivision of Section ____, Township ____, Range ____, the distances, courses and angles are shown thereon correctly and that the monuments have been or will be set and the lot corners staked correctly on the ground thereof; and that I have fully complied with the provisions of the statutes of the State of Washington under the regulations of the City of Clyde Hill governing platting.

(Ord. 693 § 1, 1994)

16.40.040 Certificate by city engineer.

The certificate by the city engineer shall be in the following form:

Examined and approved this ____ day of ____, 20____.

Engineer, City of Clyde Hill

(Ord. 693 § 1, 1994)

16.40.050

16.40.050 Certificate by city treasurer.

The certificate by the city treasurer shall be in the following form:

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full, this ___ day of _____, 20__.

Treasurer, City of Clyde Hill
(Ord. 693 § 1, 1994)

16.40.060 Certificate by chairman and secretary of city planning commission.

The certificate by the chairman and secretary of the city planning commission shall be in the following form:

I hereby certify that this plat of _____ is duly approved by the City of Clyde Hill Planning Commission in accordance with their findings approved this ___ day of _____, 20__.

Chairman

Secretary

(Ord. 835 § 5, 2001; Ord. 693 § 1, 1994)

16.40.070 Certificate by mayor and clerk of city.

The certificate by the mayor and clerk of the city shall be in the following form:

I hereby certify that this plat of is duly approved by the Mayor and City Council [or, in the case of short plats, by the Planning Commission] of the city of Clyde Hill by Ordinance No. _____, this ___ day of _____, 20____, subject to recording in the office of the King

County Department of Records and Elections within 30 days hereof.

Mayor, City of Clyde Hill
Attest:

Clerk, City of Clyde Hill
(Ord. 705 § 6, 1994; Ord. 693 § 1, 1994)

16.40.080 Certificate by county comptroller.

The certificate by the county comptroller shall be in the following form:

I hereby certify that all property taxes are paid, there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full, this ___ day of _____, 20____.

King County Comptroller

Deputy King County Comptroller
(Ord. 693 § 1, 1994)

16.40.090 Recording certificate.

The certificate of recording shall be in the following form:

Filed for record at the request of the City of Clyde Hill this ___ day of _____, 20____, A.D., at ___ minutes _____.M., and recorded in volume _____ of plats, page _____, records of King County Washington.
Department of Records & Elections

Manager

Superintendent of Records
(Ord. 693 § 1, 1994)

16.40.100 Restrictions.

A. No lot, tract, or portion of a lot or tract of this plat shall be divided and sold or resold or ownership changed or transferred whereby the

ownership is less than the area shown on the face of this plat, without the prior approval of the council of the city.

B. All lots in this plat are restricted to those uses enumerated in this code. (Ord. 693 § 1, 1994)

Chapter 16.44

ENFORCEMENT AND PENALTY

Sections:

- 16.44.010 Violation – Sale before approval and/or recording.
- 16.44.020 Review of decision.
- 16.44.030 Penalty designated.
- 16.44.040 Civil penalty.

16.44.010 Violation – Sale before approval and/or recording.

No person, firm or corporation, proposing to make or having made a subdivision of land containing five or more lots, plots or tracts, or proposing to make or having made a plat or subdivision containing a dedication or any part thereof as a public right-of-way shall enter into any contract for the sale of, or shall offer to sell said subdivision, or any part thereof, or shall proceed with any construction work on the proposed subdivision or dedication in accordance with the prescribed rules and regulations contained herein until the plat has been approved by the city and has been filed for record with the King County department of records and elections. (Ord. 693 § 1, 1994. Formerly 16.24.090.)

16.44.020 Review of decision.

Judicial appeals of the city's actions under this title may be filed in superior court as described in CHMC 19.06.006. (Ord. 739 § 21, 1996; Ord. 693 § 1, 1994)

16.44.030 Penalty designated.

Any person, firm, corporation or association, or any agent of any person, firm, corporation or association who violates any provision of this chapter shall be guilty of a gross misdemeanor. In addition to the above penalty, whenever land within a subdivision granted final approval is used in a manner or for a purpose which violates any provision of this title or any term or condition of plat approval prescribed for the plat by the planning commis-

16.44.040

sion, the city may commence an action to restrain and enjoin such use and compel compliance with the provisions of this title or with such terms or conditions. The costs of any such action may be taxed against the violator. (Ord. 693 § 1, 1994)

16.44.040 Civil penalty.

Any person, firm, corporation or association, or any agent of any person, firm, corporation or association who violates any provision of this chapter shall be subject in addition to other penalties hereunder, to a civil penalty of not more than \$1,000 per day for each violation of this title, plus payment of the city's reasonable attorney's fees and all costs incurred in collecting said civil penalty. The amount of the civil penalty shall be determined by the mayor in consultation with the city attorney and the mayor shall report the setting of said civil penalty to the city council at the next regularly scheduled meeting of the council. (Ord. 693 § 1, 1994)