

**Title 17**  
**SUBDIVISIONS<sup>1</sup>**

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**Chapter 17.05****GENERAL PROVISIONS**

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**17.05.010 Title.**

This chapter shall be known as the “subdivision ordinance” of the town of Hunts Point. [Ord. 106 § 1(a), 1972]

**17.05.020 Purpose.**

The purpose of this chapter is to regulate the subdivision of lands and to promote the public health, safety and general welfare, to prevent the overcrowding of land, to lessen congestion in the 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, to require uniform monumenting of land subdivisions and conveyancing by accurate legal description, and to ensure that all short and major subdivisions and dedications in the town conform to all ordinances of the town of Hunts Point, as well as any and all applicable state statutes. [Ord. 467 § 18, 2008; Ord. 106 § 1(b), 1972]

**17.05.030 Enforcement.**

The town engineer is given authority pursuant to RCW 58.17.060 to review and approve short subdivisions. The hearing examiner is given authority pursuant to RCW 58.17.330 to review preliminary and final plats for all proposed major subdivisions. The decision of the hearing examiner shall be given the effect of a final decision of the town council. [Ord. 467 § 19, 2008; Ord. 106 § 1(c), 1972]

**17.05.040 Regulation of land development.**

No person, firm, corporation or association, proposing to make, or having made a plat or subdivision of land containing two or more lots, plots, or tracts, or proposing to make or

having made a plat subdivision containing a dedication of any part thereof as a public street or highway, 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, including grading and excavation, relating thereto, until approval of the proposed plat, short or major subdivision, or dedication has been obtained from the town in accordance with the rules and regulations contained herein. [Ord. 467 § 20, 2008; Ord. 106 § 1(d), 1972]

**Chapter 17.10**

**DEFINITIONS**

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- 17.10.120 Preliminary plat.
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- 17.10.140 Short subdivision.
- 17.10.150 Subdivider.
- 17.10.160 Subdivision.

**17.10.010 Comprehensive plan.**

*Repealed by Ord. 467.* [Ord. 106 § 2(a), 1972]

**17.10.020 Dedication.**

“Dedication” means the deliberate appropriation of land by an owner for any general and public uses, reserving 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 plat showing the dedication thereon; and the acceptance by the public shall be evidenced by the approval of the final or short plat for filing by the appropriate governmental unit. [Ord. 467 § 22, 2008; Ord. 106 § 2(b), 1972]

**17.10.030 Final plat.**

“Final plat” means the final drawing of the subdivision and dedication prepared for filing for record with the county auditor, or other appropriate county official, and containing all elements and requirements set forth in this title and in all applicable state laws. [Ord. 106 § 2(h)(2), 1972]

**17.10.040 First class shorelands.**

“First class shorelands” means public lands, once or still belonging to the state, bordering on the shores of a navigable lake or river, not subject to tidal flow, between the line of ordinary high water and the line of navigability, or inner harbor line, if established, and within or in front of the corporate limits of any town, or within two miles thereof upon either side. [Ord. 106 § 2(c), 1972]

**17.10.050 Inner harbor line.**

“Inner harbor line” means the line located and established in navigable tidal waters between the line of ordinary high tide and the outer harbor line and constituting the inner boundary of the harbor area. [Ord. 106 § 2(d), 1972]

**17.10.060 Lot.**

“Lot” means a fractional part of subdivided land 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. [Ord. 106 § 2(e), 1972]

**17.10.070 Major subdivision.**

“Major subdivision” means the division or redivision of land into five or more lots, plots, tracts, parcels, sites, or other divisions for the purpose of sale, lease, or transfer of ownership; and under this title, includes any new division of land that was previously divided within five years from the date of application. [Ord. 467 § 23, 2008; Ord. 106 § 2(k)(1), 1972]

**17.10.080 Official maps.**

“Official maps” mean those official maps or map, or portions thereof, adopted by ordinance by the town council. [Ord. 106 § 2(f), 1972]

**17.10.090 Planning commission.**

“Planning commission” means that commission established by the council of the town of Hunts Point as provided in Chapter 44, Laws 1935, as amended. [Ord. 106 § 2(g), 1972]

**17.10.100 Plat.**

“Plat” means a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions and dedications. [Ord. 467 § 24, 2008; Ord. 106 § 2(h), 1972]

**17.10.110 Public highway.**

“Public highway” means the entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel. [Ord. 106 § 2(i), 1972]

**17.10.120 Preliminary plat.**

“Preliminary plat” means a neat and approximate drawing of a proposed major subdivision, showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements set forth in this title. The preliminary plat is the basis for approval or disapproval of the general layout of a subdivision. [Ord. 467 § 25, 2008; Ord. 106 § 2(h)(1), 1972]

**17.10.130 Short plat.**

“Short plat” means the map or representation of a short subdivision. [Ord. 467 § 26, 2008; Ord. 106 § 2(h)(3), 1972]

**17.10.140 Short subdivision.**

“Short subdivision” means the division of land into four or fewer lots, plots, tracts, parcels, sites, or other divisions of land for the purpose of sale, lease, or transfer of ownership, and not previously having been divided for a period of five years from the date of application. [Ord. 467 § 27, 2008; Ord. 106 § 2(k)(2), 1972]

**17.10.150 Subdivider.**

“Subdivider” means any person, firm, corporation, or association proposing to make, or having made, a subdivision. [Ord. 106 § 2(j), 1972]

**17.10.160 Subdivision.**

“Subdivision” means a major subdivision as described in HPMC 17.10.070. [Ord. 467 § 28, 2008; Ord. 106 § 2(k), 1972]

**Chapter 17.15**

**PRELIMINARY APPROVAL  
PROCEDURE**

(Repealed by Ord. 467)

Chapter 17.20

MAJOR SUBDIVISIONS

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- 17.20.008 Application – Preparation and fee.
- 17.20.010 Application – Submittal.
- 17.20.020 Vicinity sketch map.
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- 17.20.050 Utility verifications.
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Article I. Preliminary Plats

17.20.005 Initial consultation.

Before preparation of the preliminary plat, the subdivider or the subdivider’s engineer or land surveyor shall schedule a preapplication meeting for the purpose of ascertaining the requirements for the proposed subdivision or dedication. [Ord. 467 § 31, 2008]

17.20.008 Application – Preparation and fee.

The preliminary plat and application for preliminary approval shall be prepared by a registered professional engineer or land surveyor in accordance with the requirements set forth in this title. The application and plat shall be accompanied by the fee as set forth in HPMC 3.05.110. [Ord. 467 § 32, 2008]

17.20.010 Application – Submittal.

The preliminary plat and five blueprints thereof shall be prepared by a registered professional engineer or land surveyor, to which shall be attached a written application requesting approval of the subdivision or dedication. [Ord. 467 § 33, 2008; Ord. 106 § 4(a)(1), 1972]

17.20.020 Vicinity sketch map.

A vicinity sketch at the scale of at least 200 feet, and not more than 400 feet, to the inch, shall accompany the preliminary plat. The vicinity sketch map shall show all adjacent subdivisions, streets, tract lines of acreage parcels, and the names of owners of record of such parcels. It shall show how the streets in the proposed subdivision may connect with existing and proposed streets in neighboring subdivisions or unplatted property to produce the most advantageous development of the entire neighborhood. [Ord. 467 § 34, 2008; Ord. 106 § 4(a)(2), 1972]

17.20.030 Scale.

(1) The horizontal scale of the preliminary plat shall be 30 feet or less to the inch and the vertical scale of the streets and sewer profiles shall be 10 feet or less to the inch.

(2) All maps shall indicate the proposed name of the subdivision, the numbered designation of each lot, and the names of the subdivider and surveyor or engineer, and shall show the date, scale, and north point. [Ord. 467 § 35, 2008; Ord. 106 § 4(a)(3), 1972]

17.20.040 Contents.

The preliminary plat application shall contain the proposed name of the subdivision, the names and addresses of all owners or parties in

interest in the subdivision, together with the following information, which may be combined where practical:

(1) A map showing the boundary lines, accurate and to scale, of the tract to be subdivided as shown in the files and records of the county director of records and elections, or such other appropriate county official.

(2) Existing monuments of record.

(3) A map showing the names and addresses of the owners of record of property contiguous to the proposed subdivision and within 300 feet of the property lines of the land covered by the proposed subdivision.

(4) A map showing the location, width, and names of all existing or platted streets or other public ways within or adjacent to the proposed development and other important features, such as permanent buildings, watercourses, municipal boundaries, township lines, and section lines.

(5) A map showing contours with intervals of two feet or less referenced to either the United States Coast and Geodetic Survey datum, the plane coordinate system for the state of Washington, or such datum acceptable to the town engineer.

(6) A map showing the proposed layout of street rights-of-way, lots, alleys and easements, proposed canals or waterways, retaining walls and bulkheads, all referenced to the United States Coast and Geodetic Survey datum or the plane coordinate system for the state of Washington. The dimensions and area of each lot, identified by number, shall be shown.

(7) A layout showing the profile and tentative grades of streets.

(8) A map showing the zoning boundary lines, if any, indicating proposed uses of property, and including front yard, rear yard, and side yard requirements of the current zoning ordinance.

(9) A map showing all parcels of land intended to be dedicated or temporarily reserved for public use or to be reserved in the deeds for the common use of property owners of the subdivision with the purpose, condition, or limitations of such reservations clearly indicated.

(10) The preliminary plat shall have attached to it copies of any private restrictions proposed to be included in the deeds of the proposed subdivision. [Ord. 467 § 36, 2008; Ord. 106 § 4(a)(4), 1972]

#### **17.20.050 Utility verifications.**

The application for preliminary approval shall be accompanied by written evidence from the appropriate water and sewer utilities and from the appropriate telephone and power companies that these services are available and will be furnished to serve each lot in the subdivision. All utilities shall be installed underground. [Ord. 106 § 4(a)(5), 1972]

#### **17.20.060 Adjacent to bodies of water.**

A proposed subdivision or dedication of lands, any portion of which are contiguous to or abutting a body of water, shall show the line of navigability, inner and outer harbor lines, if the same have been determined, and the following features and information in addition to the preceding provisions:

(1) A map showing a traverse line, which line shall be located approximately 20 horizontal feet inland from the line of ordinary high water and which shall be referenced to meander lines heretofore located, and to the United States Coast and Geodetic Survey datum or the plane coordinate system for the state of Washington.

(2) A map showing the proposed wharf or dock line beyond which no structures may be erected and the location and size of all proposed retaining walls and bulkheads.

(3) A statement and supporting documents, as reasonably required by the town, indicating compliance with all other ordinances and statutes pertaining to the development of lands along drainage ways, watercourses, waters and shorelines of this state. [Ord. 467 § 37, 2008; Ord. 106 § 4(a)(6), 1972]

#### **17.20.062 Hearing examiner review.**

The hearing examiner shall set a date and place for a public meeting on the proposed subdivision or dedication within the time periods required by RCW 58.17.140. The meeting may be held at a later date if time limits are

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waived by the applicant, but in no event may it be held more than 120 days from the date of application. [Ord. 467 § 38, 2008]

### **17.20.063 Public hearing – Notice.**

Notice of the filing of the preliminary plat and of the public hearing shall be given in compliance with HPMC 11.10.160 along with RCW 58.17.080 and 58.17.090. [Ord. 467 § 39, 2008]

### **17.20.064 Hearing examiner considerations.**

The hearing examiner shall examine the proposed subdivision or dedication to ascertain whether it conforms to the town comprehensive plan, the zoning ordinance (HPMC Title 18), and to the requirements of this title and all other applicable ordinances. The hearing examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication and make determinations pursuant to RCW 58.17.110(1). [Ord. 467 § 40, 2008]

### **17.20.065 Approval.**

(1) The hearing examiner shall not approve a proposed subdivision and dedication unless written findings are made that: (a) the proposal complies with the comprehensive plan adopted by the town, (b) the proposal complies with all requirements of the zoning ordinance (HPMC Title 18) applicable to the property, (c) the proposal complies with the design standards of this title, (d) appropriate provisions are made for the public health, safety, and general welfare, and for such open spaces, drainage ways, streets or roads, alleys, and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school, and (e) the public use and interest will be served by the platting of such subdivision and dedication.

(2) If the hearing examiner finds that the proposed subdivision and dedication complies with the comprehensive plan, zoning code, and

design standards; makes appropriate provisions for public health, safety, and general welfare, and other items described above; and that the public use and interest will be served; then the hearing examiner shall approve the proposed subdivision and dedication.

(3) If approval is withheld, a copy of the preliminary plat, together with a list of suggested modifications prepared in accordance with the provisions herein contained, shall be returned to the subdivider. [Ord. 467 § 41, 2008]

### **17.20.066 Disapproval due to flood, inundation, or swamp conditions.**

The hearing examiner shall consider the physical characteristics of a proposed subdivision site and may disapprove a plat or impose conditions on approval because of flood, inundation, or swamp conditions. [Ord. 467 § 42, 2008]

### **17.20.067 Bond to be provided.**

If the proposed preliminary plat or subdivision is approved, the subdivider, before requesting final approval, shall furnish the town with the plat or subdivision bond as provided for in HPMC 17.20.120. [Ord. 467 § 43, 2008]

### **17.20.068 Approval time limits – Extensions.**

Preliminary approval of a plat shall be effective for a period of 12 months, unless extended for an additional year by the town engineer following written request submitted by the applicant at least 30 days prior to the expiration of the original 12-month period. Action on a request for extension may be appealed to the hearing examiner under Chapter 11.10 HPMC. [Ord. 467 § 44, 2008]

## **Article II. Final Plats**

### **17.20.070 Preparation – Scale.**

The final plat shall be prepared by a registered professional engineer or land surveyor. It shall be on mylar 18 inches by 24 inches drawn to a scale between one inch equals 50 feet and

one inch equals 20 feet, unless an alternate scale is authorized by the town engineer. [Ord. 467 § 45, 2008; Ord. 106 § 4(b)(1), 1972]

#### **17.20.080 Contents.**

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

(1) The name of the proposed plat or dedication.

(2) The exact legal description of the property (must be identical to the legal description of the certificate of plat issued by the title insurance company).

(3) The boundary line 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 Geodetic Survey datum or the plane coordinate system for the state of Washington and those data prescribed by the town engineer.

(4) Lot and block numbers, street names and layout, house numbers, exact dimensions of all lots, streets and easements, including lengths of arcs, turning angles and tangents.

(5) Date, scale and true north point.

(6) Accurate location of all monuments. One such monument shall be located at each street intersection, and at locations to complete a continuous line of sight and at such locations as may be required by the town engineer.

(7) The boundary line of all public parks, playgrounds and public rights-of-way contained in said plat or dedication.

(8) If the subdivision is subject to a dedication, a certificate or separate written instrument shall contain the dedication of all streets and other areas to the public in conformance with RCW 58.17.165.

(9) Certification by a registered land surveyor in conformance with RCW 58.17.250.

(10) Space shall be provided on the plat for certifications and approvals required by RCW 58.17.160. [Ord. 467 § 47, 2008]

#### **17.20.090 Fee.**

The application for review of the final plat shall be accompanied by a fee as set forth in

HPMC 3.05.110. [Ord. 467 § 48, 2008; Ord. 106 § 4(c)(1), 1972]

#### **17.20.100 Submittal.**

(1) The final plat consisting of the mylar and five copies, together with supporting data, shall be submitted to the town clerk at least two weeks prior to the time tentative approval is desired. At the time of submittal the 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 preparing the same.

(2) Together with the final plat the following shall be submitted:

(a) One mylar and five copies of each of the following:

(i) Final storm drainage plans;

(ii) Final profile and section prints of all streets;

(b) 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 of closure shall not exceed 0.02 of one foot in preparation of the final plat. [Ord. 467 § 49, 2008; Ord. 106 § 4(c)(2), 1972]

#### **17.20.110 Utility plans.**

Final sewer, water and underground service plans must be submitted to the town engineer for approval prior to actual construction of these utilities. If any changes are made during the installation, the revised drawings showing the exact location of the utilities must be furnished. All utilities, sanitary sewers and storm drains installed in streets shall be constructed prior to the surfacing of such streets. Service connections for all utilities and sanitary sewers shall be laid to each lot in the subdivision so as to obviate the necessity for disturbing the street improvements when service connections thereto are made. [Ord. 106 § 4(c)(3), 1972]

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### 17.20.120 Bond – Amount determination.

Upon receipt of the final plat and supporting data, the town engineer shall determine as soon as possible the amount of the plat bond and notify the subdivider or his engineer in writing. [Ord. 106 § 4(c)(4), 1972]

### 17.20.130 Bond – Filing.

In order to assure completion of all improvements within the plat, the subdivider shall file a plat bond in favor of the town of Hunts Point in such amount as shall be specified by the town engineer, in accordance with the following requirements:

(1) All bonds of \$2,500 or less shall be in the form of cash or certified check deposited with the town treasurer;

(2) Where the amount of the required bond is more than \$2,500 the subdivider shall deposit with the town treasurer a minimum of \$2,500 or five percent of the total amount of the required bond, whichever is greater, in the form of cash or certified check, and the balance of said bond requirement may be in the form of a surety bond;

(3) Said bond and/or deposit shall be filed as a guarantee that the subdivider will, within 18 months from date of acceptance of the final plat, complete all improvements in accordance with the requirements of the town of Hunts Point and to the satisfaction of the town engineer. Said bond or deposit shall be subject to forfeiture at the discretion of the town council if said improvements are not completed within the aforescribed 18-month period, provided that said forfeiture shall apply only to the extent of funds necessary to complete said 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 town engineer may authorize the release of portions of said funds to the subdivider in accordance with a prearranged progress schedule. One year after (a) completion of all right-of-way improvements and (b) all monuments have been properly placed according to town standards and approved by the town engineer, the road bond or balance of funds held in escrow shall be released to the subdivider. During said one-year

period all funds on deposit shall be subject to use by the town for the purpose of repairing defects in the construction work which may develop or become evident within said right-of-way improvements, provided, the town shall not use said funds until the town engineer has first given written notice to the developer of said defect and work toward correction thereof has not been commenced within 10 days of the date of said notice. [Ord. 106 § 4(c)(5), 1972]

### 17.20.140 Title insurance company certification.

The application shall include 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. [Ord. 467 § 50, 2008; Ord. 106 § 4(c)(6), 1972]

### 17.20.150 Town council review.

(1) Upon receipt of the final plat, the town council shall examine the contents of said plat and receive reports from the town engineer, town planner, and the agency responsible for sewer and water utilities to determine whether the plat complies with all of the requirements of this title and other applicable ordinances and state statutes.

(2) In the event the final plat is not in proper form or does not comply with the provisions of preliminary plat approval the town council shall disapprove the final plat and the subdivider shall be promptly advised of said decision.

(3) If the town council finds that the proposed subdivision is in conformity with the provisions of preliminary plat approval, the town council shall approve the final plat and direct the mayor to execute written approval which shall be suitably inscribed on the final plat, subdivision, or dedication.

(4) Approval by the town council shall be on the condition that the plat be filed in the office of the director of records and elections within 30 days after the date of approval. [Ord. 467 § 51, 2008; Ord. 106 § 4(d), 1972]

**17.20.160 Town council action.**

*Repealed by Ord. 467.* [Ord. 106 § 4(e), 1972]

**17.20.170 Payment of taxes and special assessments.**

Subsequent to approval of the plat by the town council, the subdivider shall obtain the county treasurer’s signature on the plat. [Ord. 106 § 4(f), 1972]

**17.20.180 Recording.**

(1) The original of the final plat shall be filed in the office of the director of records and elections by the subdivider. Two copies thereof shall be furnished to the office of the King County assessor. The mylar shall then be delivered to the town.

(2) After the director of records and elections has received and filed the final plat, it shall be known as an authorized plat or dedication of the land as provided by the laws of the state of Washington.

(3) If the final plat has been approved under plat bond, 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. 467 § 53, 2008; Ord. 106 § 4(g), 1972]

**Chapter 17.25**

**SHORT SUBDIVISIONS**

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- 17.25.005 Initial consultation.
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- 17.25.030 Vicinity sketch map – Scale.
- 17.25.040 Vicinity sketch map – Adjacent property.
- 17.25.050 Scale.
- 17.25.060 Additional information.
- 17.25.070 Adjacent to bodies of water.
- 17.25.080 Survey or monumentation not required.
- 17.25.090 Review.
- 17.25.100 Approval.
- 17.25.110 Appeals.
- 17.25.120 Filing.
- 17.25.130 Limitations.

**17.25.005 Initial consultation.**

Before preparation of the short plat, the subdivider or the subdivider’s engineer or land surveyor shall consult with the town clerk to schedule a preapplication meeting for the purpose of ascertaining the requirements of the short subdivision. [Ord. 467 § 55, 2008]

**17.25.010 Application preparation.**

The proposed short subdivision and five blueprints thereof shall be prepared by a registered professional engineer or land surveyor and submitted along with an application and a clear and concise written description of the proposed project. [Ord. 467 § 56, 2008; Ord. 106 § 5(a), 1972]

**17.25.020 Certifications.**

(1) The application for approval of a short subdivision shall include a certificate giving a full and correct description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with the free consent and in accordance with the desires of the owner or owners.

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(2) If the short plat is subject to a dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public in conformance with RCW 58.17.165.

(3) In addition to the foregoing, the subdivider shall secure 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 subdivision. Said certificate shall be dated no less than 10 days prior to the submittal date. [Ord. 467 § 57, 2008; Ord. 106 § 5(b), 1972]

### 17.25.030 Vicinity sketch map – Scale.

A vicinity sketch at the scale of at least 200 feet, and not more than 400 feet, to the inch, shall accompany the short plat. [Ord. 106 § 5(c), 1972]

### 17.25.040 Vicinity sketch map – Adjacent property.

The vicinity sketch map shall show all adjacent subdivisions, streets, tract lines of acreage parcels, with the names of such parcels. [Ord. 106 § 5(d), 1972]

### 17.25.050 Scale.

(1) The horizontal scale of the short plat shall be 30 feet or less to the inch and the vertical scale of any streets and sewer profiles shall be 10 feet or less to the inch.

(2) All maps shall indicate the proposed name of the short subdivision, the numbered designation of each lot, the date, scale, and the north arrow, and shall show the names of the subdivider and surveyor or engineer. [Ord. 467 § 58, 2008; Ord. 106 § 5(e), 1972]

### 17.25.060 Additional information.

The application shall contain the following additional information, which may be combined where practical:

(1) A map showing existing monuments of record and the location of all permanent control monuments previously established.

(2) A map showing the names and addresses of the owners of record or property contiguous to the proposed short subdivision

and within 300 feet of the property lines of the land covered by the proposed short subdivision.

(3) The boundary lines, accurate and to scale, of the tract to be subdivided.

(4) The location, width, and names of all existing or platted streets or other public ways within or adjacent to the proposed development and other important features, such as permanent buildings, watercourses, and utilities.

(5) A map showing the location, pipe sizes, and grades of all existing sewers, water mains, culverts, electrical conduits, telephone conduits, and other underground installations within the tract and immediately adjacent thereto.

(6) A map showing the layout of proposed utility mains, lot lines (including dimensions and lot areas), alley and easement lines, and referenced to the United States Coast and Geodetic Survey datum or the plane coordinate system for the state of Washington or such datum acceptable to the town engineer.

(7) A layout shall be prepared showing the location and approximate sizes of proposed catchbasins, culverts, other drainage structures, retaining walls and bulkheads which shall be installed to the satisfaction of the town engineer.

(8) Drawings showing the plans and profiles, grades and sizes of proposed sanitary sewers, power, telephone, water and other utility services.

(9) The short plat shall have attached to it copies of any private restrictions proposed to be included in the deeds of the proposed short subdivision. [Ord. 467 § 59, 2008; Ord. 106 § 5(f), 1972]

### 17.25.070 Adjacent to bodies of water.

An application for approval of a proposed short subdivision contiguous to, or representing a portion of, or all of the frontage of a creek, canal, watercourse or a body of water shall include a statement and supporting documents, as reasonably required by the town clerk, indicating compliance with all other relevant ordinances and statutes. [Ord. 467 § 60, 2008; Ord. 106 § 5(g), 1972]

**17.25.080 Survey or monumentation not required.**

Notwithstanding any other provision of this title to the contrary, no survey nor monumentation shall be mandatory in the case of short subdivisions. [Ord. 106 § 5(h), 1972]

**17.25.090 Review.**

The town engineer shall examine the proposed short subdivision and any associated dedication to ascertain whether it conforms to the town comprehensive plan, the zoning ordinance (HPMC Title 18), to the design standards and other requirements of this title, and to all other applicable ordinances. The town engineer shall inquire into the public use and interest proposed to be served by the establishment of the short subdivision and dedication and make determinations pursuant to RCW 58.17.110(1). [Ord. 467 § 61, 2008]

**17.25.100 Approval.**

(1) The town engineer shall not approve a proposed short subdivision and dedication unless written findings are made that: (a) the proposal complies with the comprehensive plan adopted by the town, (b) the proposal complies with all requirements of the zoning ordinance (HPMC Title 18) applicable to the property, (c) the proposal complies with the design standards and other requirements of this title, (d) appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and (e) the public use and interest will be served by the platting of such short subdivision and dedication.

(2) If findings are made that the proposed short subdivision complies with the comprehensive plan, zoning code, and design standards; makes appropriate provisions for public health, safety and general welfare and other items described above; and that the public use

and interest will be served; then the proposed short subdivision and dedication shall be approved.

(3) If approval is withheld, a copy of the short plat, together with a list of suggested modifications prepared in accordance with the provisions herein contained, shall be retained in the files of the town clerk, and a copy thereof shall be returned to the subdivider.

(4) A certificate of approval, or withhold approval, shall be forwarded to each of the municipal officers that received a copy of the short plat. The action of the town engineer shall constitute final approval or disapproval of the short subdivision, which determination shall be made not more than 30 days from the date of application, unless waived by the applicant, but in no event more than 120 days from the date of application. [Ord. 467 § 62, 2008]

**17.25.110 Appeals.**

The decision of the town engineer regarding preliminary approval of the short plat may be appealed to the hearing examiner per Chapter 11.10 HPMC. [Ord. 467 § 63, 2008]

**17.25.120 Filing.**

(1) The original of the approved short plat shall be filed in the office of the King County recorder by the subdivider. Two copies thereof shall be furnished to the office of the King County assessor. The mylar shall then be delivered to the town.

(2) After the recorder's office has filed the short plat, it shall be known as an authorized plat of the land as provided by the laws of the state of Washington.

(3) The requirements of HPMC 17.20.130 pertaining to the bonding of improvements must be complied with before any contract for or offer of sale of any lot, plot, tract, parcel, site, or other division of land within the short subdivision shall be made.

(4) If the short plat has been approved under plat bond, 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. 467 § 64, 2008]

**17.25.130 Limitations.**

Land in short subdivisions may not be further divided within a period of five years without the filing of a major subdivision. [Ord. 467 § 65, 2008]

**Chapter 17.27**

**BOUNDARY LINE ADJUSTMENTS AND LOT CONSOLIDATIONS**

Sections:

17.27.010 Definitions.

17.27.020 Standards for boundary line adjustments and lot consolidations.

**17.27.010 Definitions.**

(1) "Boundary line adjustment" means a relocation of an existing property boundary which does not create any additional lot, tract, parcel, site or division.

(2) "Lot consolidation" means the removal of one or more existing property lines to create one single lot from two or more contiguous lots. [Ord. 467 § 66, 2008]

**17.27.020 Standards for boundary line adjustments and lot consolidations.**

(1) Boundary Line Adjustments.

(a) The town engineer shall approve an application for a boundary line adjustment if findings are made that:

(i) The applicant has satisfied the criteria set forth in RCW 58.17.040(6), as now in effect or as may be subsequently amended; and

(ii) The boundary line adjustment:

(A) Will not create any new lot which is nonconforming in whole or in part, will not render any existing structure nonconforming in whole or in part, and will not expand or intensify any existing nonconformity; and

(B) Will not create any new lot commonly known as a "flag lot," characterized by the provision of access to the bulk of the lot (the "flag") by means of a comparatively long, narrow strip of that or an adjacent lot (the "flag pole").

(b) All boundary line adjustments shall be surveyed and recorded consistent with Chapter 58.09 RCW. All newly established lot corners shall be staked in accordance with the survey.

(2) Lot Consolidations.

(a) Before granting a lot consolidation, the town engineer shall find that the lots proposed to be consolidated are contiguous.

(b) All lot consolidations shall be surveyed and recorded consistent with Chapter 58.09 RCW. All newly established lot corners shall be staked in accordance with the survey. [Ord. 467 § 66, 2008]

**Chapter 17.30**

**DESIGN STANDARDS**

Sections:

17.30.010 Comprehensive plan conformance.

17.30.020 Street and block layout.

17.30.030 Public ways.

17.30.040 Lots.

**17.30.010 Comprehensive plan conformance.**

In the planning of a short or major subdivision or dedication, the subdivider shall prepare his proposed plat in conformance with the following provisions of the comprehensive plan:

(1) Land, which the town hearing examiner, on the advice of the town engineer, considers difficult to subdivide due to actual or potential flooding, bad drainage, steep slopes, rock formations, or other features likely to be harmful to the safety, welfare, and general health of the future residents, shall not be subdivided, unless adequate methods are formulated by the developer and approved by the town engineer.

(2) Those areas of the town where topographical slopes are 10 percent or more, shall be subdivided in conformance with any additional requirements, which the town engineer shall provide to any subdivider within 30 days after receipt of his application.

(3) The proposed subdivision shall provide for such requirements contained in the official plans or portions thereof and development plans for the town of Hunts Point.

(4) The subdivider shall make available, for public acquisition, such lands in the area to be subdivided, as are designated by the official map or parks, playgrounds, and public buildings. [Ord. 467 § 67, 2008; Ord. 106 § 6(a), 1972]

**17.30.020 Street and block layout.**

Street and block layout shall conform to the most advantageous development of adjoining areas, whether such areas are presently developed or not, and the entire neighborhood, and shall provide for the following:

### 17.30.030

(1) Street continuity of appropriate streets, and arterials.

(2) Streets generally following contour lines.

(3) Streets intersecting at right angles, or as nearly as possible. Consideration shall also be given to reasonable traffic safety standards at all street intersections.

(4) Street jogs shall be avoided.

(5) Nothing less than full-width streets, and no boundary streets on the tract in which the plat is located. [Ord. 106 § 6(b), 1972]

#### 17.30.030 Public ways.

(1) Local and residential streets, and dead-end streets shall have a minimum width of right-of-way of 60 feet. All dead-end streets shall terminate in a circular turn-around, or an appropriate turn-around design having a minimum right-of-way diameter of 80 feet, unless the town engineer approves a "T" or "Y" shaped paved space in the place of the required turning circle. Right-of-way for the "T" or "Y" shall not be less than 60 feet.

(2) All local and residential streets, and dead-end streets, shall have a minimum width of 22 feet of improved right-of-way, not including curb or parking lane. The pavement of a turning circle at the end of a dead-end street shall be fully paved and shall have a minimum outside diameter of 70 feet.

(3) Grades and Curves of Residential Streets.

(a) Grades of local streets shall be not more than 10 percent;

(b) All changes in street grades shall be connected by vertical curves meeting the standards and requirements of the town engineer;

(c) The radii of curvature on the center-line shall not be less than 100 feet for local streets.

(4) At street intersections, property line corners shall be rounded by an arc, the minimum radii of which shall be 10 feet respectively.

(5) Parking strips for local and residential streets, dead-end streets, "T" and "Y" dead-end streets shall be eight feet in width. [Ord. 467 § 68, 2008; Ord. 106 § 6(c), 1972]

#### 17.30.040 Lots.

(1) The size, shape and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated.

(2) Lots shall be rectangular in shape except where there is pronounced curvature of a street and/or shoreline, in which cases trapezoidal shaped lots may be permitted. Lots wherein any internal angle exceeds 180 degrees shall be avoided.

(3) Every lot shall abut on a street for the full width or depth of each lot.

(4) Lots for residential purposes shall be at least 80 feet wide at the building line, in order to permit compliance with side yard requirements of the zoning ordinance and still be adequate for a building of practicable width; lots abutting on bodies of water shall be at least 40 feet wide at the traverse line defined in Chapter 17.20 HPMC.

(5) Lots, except corner lots, having frontage on two streets shall be avoided.

(6) Side lot lines shall be approximately at right angles to the right-of-way line of the street on which the lot faces.

(7) Corner lots for residential use shall be platted wider than interior lots, and shall conform to the front yard requirements on the side street as prescribed by the zoning ordinance. [Ord. 106 § 6(d), 1972]

**Chapter 17.35****IMPROVEMENTS INSTALLATION**

## Sections:

- 17.35.010 Streets.
- 17.35.020 Water distribution system.
- 17.35.030 Sanitary sewer system.
- 17.35.040 Undergrounding of utilities.
- 17.35.050 Construction adjacent to watercourses.
- 17.35.060 Monumentation.
- 17.35.070 *Repealed.*

**17.35.010 Streets.**

Streets shall be constructed to full width and surfaced in accordance with the town standards. Storm drainage facilities shall be constructed to town standards. All such improvements shall be subject to the approval of the town engineer. [Ord. 106 § 7(a), 1972]

**17.35.020 Water distribution system.**

The water distribution system including the locations of fire hydrants shall be designed in accordance with the standards and installed in accordance with requirements of the appropriate water district and subject to the approval of the town engineer. Connections shall be provided to each lot. [Ord. 106 § 7(b), 1972]

**17.35.030 Sanitary sewer system.**

The subdivision shall be provided with a complete sanitary sewer system, which shall be designed and installed, with service stubs to each lot in the subdivision, in accordance with the requirements of the sewer district and subject to the approval of town engineer. [Ord. 106 § 7(c), 1972]

**17.35.040 Undergrounding of utilities.**

Power, telephone and other utility services shall be installed underground in accordance with the requirements of the respective utilities and subject to the approval of the town engineer. [Ord. 106 § 7(d), 1972]

**17.35.050 Construction adjacent to watercourses.**

Any and all construction involving creeks, watercourses or waterways, including excavation and bulkheading of the same, shall be installed in accordance with all requirements of the United States and the state of Washington and subject to the approval of the town engineer. [Ord. 106 § 7(e), 1972]

**17.35.060 Monumentation.**

Permanent monuments and other markers shall be erected and located, and each lot shall be staked, in accordance with the approved final plat. [Ord. 106 § 7(f), 1972]

**17.35.070 Official findings.**

*Repealed by Ord. 467.* [Ord. 106 § 7(g), 1972]

**Chapter 17.40**

**MODIFICATIONS – EXCEPTIONS**

Sections:

17.40.010 Modifications or variations.

17.40.020 Exceptions.

**17.40.010 Modifications or variations.**

The following procedure shall govern any application for modifying or varying the regulations contained in this title:

(1) A subdivider may include in the application for a short or major subdivision a request or requests for a variance or modification of any provision of this title due to preexisting topographic or other physical conditions characteristic of the land within the proposed short or major subdivision or dedication. Such requests shall include any and all details, as the subdivider deems necessary, to support the application properly.

(2) The town engineer and other town officials shall prepare a specific recommendation for each such request.

(3) The town engineer in the case of a short subdivision or the hearing examiner in the case of a major subdivision shall make specific findings concerning such requests for modification or variance. [Ord. 467 § 70, 2008; Ord. 106 § 8(a), 1972]

**17.40.020 Exceptions.**

The town engineer in the case of a short subdivision or the hearing examiner in the case of a major subdivision may approve any or all of the following exceptions to the provisions contained herein:

(1) Greater park and playground space in addition to the area included in the official map. However, in no case shall such additional areas represent more than twice the amount specified in the official map, except when the official zoning ordinance and map or proposed subdivision or dedication proposes higher residential land use densities of population than twice the existing densities.

(2) A realignment of a community arterial or neighborhood street as shown on the official map, or of a proposed street in the subdivision,

so as to permit a better arrangement of lots, residential streets, and other public ways, parks, and playgrounds.

(3) In cases where the total of the minimum requirements of sidewalk, parking strip and pavement widths exceeds the minimum right-of-way requirements, minimum rights-of-way required shall equal the total minimum requirements of the sidewalk, parking strip and pavement widths.

(4) In cases where the lots of a subdivision face a community arterial including any public highway as provided herein, the requirements for the depth of these lots may be increased in an amount not to exceed twice the front yard requirements for that zone of the zoning ordinance; however, in no case shall such required increase in lot depth exceed 20 feet. [Ord. 467 § 71, 2008; Ord. 106 § 8(b), 1972]

**Chapter 17.45**

**VIOLATIONS AND PENALTIES**

Sections:

17.45.010 Enforcement pursuant to Chapter 18.60 HPMC.

**17.45.010 Enforcement pursuant to Chapter 18.60 HPMC.**

Violations of HPMC Title 17 shall be enforced pursuant to Chapter 18.60 HPMC. [Ord. 335 § 2, 1998]

**Chapter 17.50**

**SUBDIVISION ALTERATIONS AND VACATIONS**

Sections:

17.50.010 Alteration and vacation procedures.

**17.50.010 Alteration and vacation procedures.**

A request for alteration or vacation of any short subdivision or a major subdivision that involves a public dedication shall be processed as provided in RCW 58.17.212 or 58.17.215 with review and approval by the hearing examiner pursuant to RCW 58.17.217 and 58.17.330. [Ord. 467 § 72, 2008]

