

ORDINANCE 1018-2014

AN ORDINANCE AMENDING CITY OF MABTON SUBDIVISION ORDINANCES WITH RESPECT TO DEFINITION OF "SHORT SUBDIVISION".

WHEREAS, City of Mabton has adopted regulations and procedures with respect to subdivisions, including short plats and short subdivisions. The subdivision provisions were adopted by Ordinance 646, as amended by Ordinance 716. The current ordinance defines "short subdivision" as follows:

"Short Subdivision" means the division or redivision of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease or transfer of ownership in the present or future.

WHEREAS, Cities are authorized pursuant to RCW 58.17.060 to adopt regulations and procedures for summary approval of short plats and short subdivisions or the alteration or vacation thereof. RCW 58.17.020(6) now authorizes a city to allow short subdivisions of up to nine (9) lots.

WHEREAS, It is the intent of the City Council to exercise authority granted by state law and to allow short subdivisions up to nine (9) lots. The remaining terms and procedures applicable to short plats and short subdivisions shall remain in full force and effect.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MABTON, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. *Purpose.* The City of Mabton has previously adopted regulations and procedures with respect to short plats and short subdivisions or alteration or vacation thereof. The purpose of this Ordinance is to increase the authorized number of lots created through the short subdivision process from four (4) lots to nine (9) lots. This amendment is made pursuant to the authority of RCW 58.17.060 and RCW 58.17.020(6).

Section 2. *Amendment of "Short Subdivision" Definition.* City Council hereby amends the definition of "Short Subdivision" as contained in the City Subdivision Ordinance – MMC 19.08.020 to provide as follows:

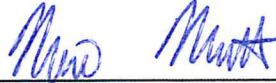
"Short Subdivision" means the division or redivision of land into nine or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease or transfer of ownership in the present or future.

Section 3. *Effect of Amendment.* This amendment shall be applicable to the definition of "short subdivision" as that term is used within the municipal Subdivision Ordinance. All applications, procedures and determinations with respect to short plats and short subdivisions shall be applied in a manner consistent with such amended definition. All other provisions of the Subdivision Ordinance, including but limited to short plat and short subdivision provisions, shall remain in full force and effect as if fully set forth herein.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance.

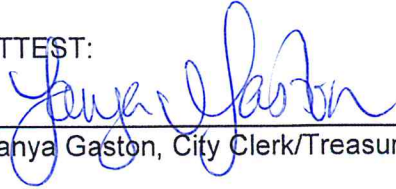
Section 5. Effect. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED BY THE CITY COUNCIL FOR THE CITY OF MABTON, WASHINGTON, THIS  
14 DAY OF JANUARY, 2014.



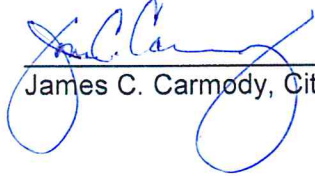
\_\_\_\_\_  
Mario Martinez, Mayor

ATTEST:



\_\_\_\_\_  
Tanya Gaston, City Clerk/Treasurer

APPROVED AS TO FORM:



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James C. Carmody, City Attorney