

ORDINANCE NO. 98-9

AN ORDINANCE, amending Ordinance No. 3080 relating to subdivisions and plats.

WHEREAS, a public hearing was held by the Wenatchee Planning Commission on February 18, 1998 to consider amendments to the Wenatchee Subdivision Ordinance by increasing the number of lots allowed by a short plat, requiring survey for short plat, and updating other sections of Wenatchee Subdivision Ordinance No. 3080, and

WHEREAS, the Wenatchee Planning Commission has made recommendations to the City Commission, and

WHEREAS, after the public hearing held on February 18, 1998, the Wenatchee Planning Commission made the following findings of fact:

1. In accordance with RCW 58.17.020(6) cities are allowed to regulate the division of up to nine lots through short plat procedures.
2. In accordance with Substitute House Bill 6126, and chelan County Resolution No. 97-42, a Treasurer's Certificate is required for all short subdivisions prior to recording.
3. Application fees are being removed from the subdivision ordinance and incorporated in a fee schedule ordinance to facilitate timely revisions.
4. Consistent with RCW 36.70A.106, these proposed amendments to the Wenatchee Subdivision Ordinance have been submitted to the State Department of Community Development at least sixty (60) days prior to this hearing date.
5. With respect to the State Environmental Policy Act of 1971, as amended, a Declaration of Environmental Non-significance has been entered for this item, in accordance with RCW 43.21C.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WENATCHEE as follows:

**SECTION I**

Ordinance No. 3080, SECTION 200 - DEFINITIONS, subsection 24 SHORT SUBDIVISION be and the same is hereby amended to read in its entirety as follows:

"24. SHORT SUBDIVISION: The division or redivision into nine (9) or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership."

**SECTION II**

Ordinance No. 3080, SECTION 200 - DEFINITIONS, SUBSECTION 29 SUBDIVISION be and the same is hereby amended to read in its entirety as follows:

"29. SUBDIVISION: The division or redivision of land into ten (10) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership, except as provided in Section 102 of this Ordinance."

**SECTION III**

Ordinance No. 3080, ARTICLE III - SHORT PLATS AND SUBDIVISIONS, SECTION 300 - APPLICABILITY be and the same is hereby amended to read in its entirety as follows:

"SECTION 300 - APPLICABILITY. Every division of land into two (2) or more but less than nine (9) lots, plots, sites, parcels or tracts within the corporate limits of the City of Wenatchee shall proceed in compliance with this article."

**SECTION IV**

Ordinance No. 3080, ARTICLE III - SHORT PLATS AND

SUBDIVISIONS, SECTION 306 - APPLICATION shall be amended to read in its entirety as follows:

"SECTION 306 - APPLICATION AND FEES. Any person desiring approval of a short subdivision shall file with the Administrator a complete application for short subdivision approval, a filing fee in an amount as required by the Schedule of Fees Ordinance No. 98-11, and ten (10) copies of a sketch of the proposed subdivision along with written data in such form that when read together discloses the following information:

1. A legal description of the area being subdivided;
2. The names, addresses and telephone numbers of all persons holding interest in the land;
3. The boundaries of the section (or portion thereof) within which the short subdivision lies;
4. The boundary lines of the short subdivision and of the lots within it;
5. The locations of existing roads, easements, important natural features, and improvements within the short subdivision;
6. A layout of proposed roads and easements;
7. The boundaries of all parcels dedicated or reserved for public or community uses;
8. Location of proposed water distribution systems, sewage disposal systems and surface drainage systems;
9. A space for approval by the Administrator;
10. Any analysis required under Ordinance #2092 "Resource Lands and Critical Areas Development Ordinance."

#### SECTION V

Ordinance No. 3080, ARTICLE III - SHORT PLATS AND SUBDIVISIONS, SECTION 316 - FILING - SHORT SUBDIVISION REQUIRING A NEW DEDICATION shall be amended to read in its entirety as follows:

"SECTION 316 - FILING - SHORT SUBDIVISION. Each short subdivision shall be surveyed and monumented by a registered land surveyor and a plat recorded with the Auditor which shall consist of one or more pages clearly and legibly drawn on a stable base mylar, polyester film or equivalent approved material, and shall contain a map of the short subdivision, the horizontal scale of which shall be 100 feet to the inch, or as allowed by the Administrator, together with written data in such form that when read together, disclose the following information:

1. Legal description of the land as well as each lot.
2. The names, addresses and telephone numbers of all persons holding ownership interests in the land along with a title report confirming that the title of the land as described and shown on the short plat is in the name of said persons.
3. The name, address, telephone number, seal, and professional license number of the land surveyor registered in the State of Washington who made survey of the short subdivision.
4. Date of the survey.
5. The boundary lines of the short subdivision.
6. The boundaries of lots within the short subdivision.
7. The location of existing roads and easements, important natural features and improvements within the short subdivision.
8. A layout of proposed roads and easements.
9. The boundaries of all parcels dedicated or reserved for public or community uses.
10. A certificate of instrument of dedication bearing the typed or printed names of all persons having an ownership interest in the divided land, signed and acknowledged by them before a Notary Public, which
  - (a) states their consent to a division of land,
  - (b) recites a dedication by them of all land shown on the short plat to be dedicated to public use, and
  - (c) if a plat is subject to a dedication, a certificate or separate instrument shall contain the dedication of all streets and other areas to the public and individual or individuals, religious society or societies or to any corporation, public or private, as shown on the plat and a waiver of all claims for damages against any government authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a Notary Public by all parties having an ownership interest in the land subdivided and recorded as part of the plat.
11. A signature line for the Subdivision Administrator.
12. A certificate signed by the Chelan County Treasurer in substantially the following language:  
"TREASURERS CERTIFICATE: I hereby certify that all taxes and assessments which have been levied and become chargeable against the above described property for 19\_\_ and proceeding years have been duly paid, satisfied and discharged in the amount of \$\_\_\_\_\_, and have been deposited with the

Chelan County Treasurer this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

In addition, a copy of the final short subdivision shall be provided to the Subdivision Administrator, on computer disk, in a form as required by the City Engineer."

#### SECTION VI

Ordinance No. 3080, ARTICLE IV - MAJOR SUBDIVISIONS, SECTION 406.110 - APPLICATION AND FEES be and the same is hereby amended to read in its entirety as follows:

"SECTION 406.110 - APPLICATION AND FEES. Any person desiring to subdivide land in the City shall submit an application for subdivision approval to the Administrator on forms as required by the Administrator. The application shall be accompanied by a filing in an amount as required by the Schedule of Fees Ordinance No. 98-11, no part of which is returnable. No application shall be considered at any meeting of the Planning Commission unless that application has been submitted at least thirty (30) days prior to the date of the meeting."

#### SECTION V

Ordinance No. 3080, ARTICLE IV - MAJOR SUBDIVISIONS, SECTION 408.710 - MAPS AND DRAWINGS be and the same is hereby amended to read in its entirety as follows:

"SECTION 408.710 - MAPS AND DRAWINGS. Every final plat shall consist of one or more sheets, each eighteen by twenty-four (18 x 24) inches clearly and legibly drawn on tracing cloth, stable base mylar polyester film, or equivalent approved material acceptable to the City Engineer. All drawings and lettering on the final plat shall be in permanent black ink. A marginal line shall be drawn completely around each sheet leaving an entirely bland margin of two (2) inches on the left side and one (1) inch on the remaining sides. The scale of the map shall be sufficient to show all details clearly, and in no case, shall be smaller than one (1) inch equals one hundred (100) feet, nor greater than one (1) inch equals fifty (50) feet, or such scale designated by the City Engineer. The perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat. Each sheet of the final plat shall contain the subdivision name,

the graphic scale and the north point. All signatures affixed to a final plat shall be the original signatures written in permanent black ink. In addition, a copy of the final subdivision shall be provided to the Subdivision Administrator, on computer disk, in a form as required by the City Engineer.

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

1. All section, township, municipal and county lines lying within or adjacent to the subdivision.
2. The location of all monuments or other evidence used as ties to establish the subdivision boundaries.
3. Location of all permanent control monuments found and established within the subdivision.
4. The length and bearings of all straight lines; the radii, arcs, and semi-tangents of all surveys.
5. Boundaries of the subdivision with complete bearings and lineal dimensions.
6. The length of each lot line together with bearings and other data necessary for the location of any lot line in the field.
7. The location, width, centerline, and name or number of all streets within and adjoining the subdivision.
8. The location and width, shown with broken lines, and description of all easements.
9. Number assigned to all lots and blocks within the subdivision.
10. The names of any adjacent subdivision."

PASSED BY THE CITY COMMISSION OF THE CITY OF WENATCHEE this 24 day of March, 1998.

CITY OF WENATCHEE, a municipal corporation

By: Earl Tilly  
EARL TILLY, Mayor

By: Patricia Notter  
PATRICIA NOTTER, Commissioner

By: Chuck Johnson  
CHUCK JOHNSON, Commissioner

ATTEST:

By: Dee Ingle  
DEE INGLE, City Clerk

APPROVED:

By: \_\_\_\_\_  
JAMES B. DREWELow, City Attorney

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