

## Chapter 16.06 ADMINISTRATIVE SEGREGATIONS\*

### Sections

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\* Publisher's note: Scrivener's errors in [Ord. 2011-013](#): index section 16.06.050 should read "Expiration"; index section 16.06.060 does not exist; below, section 16.06.030 Appeal should be numbered 16.06.040, and section 16.06.040 Expiration should be numbered 16.06.050.

#### 16.06.010 Applicability.

Applies to the division of land within the boundaries of a legal description when fewer than ten lots or tracts are created and where no lot or tract is less than twenty (20) acres. ([Ord. 2011-013](#), 2011)

#### 16.06.020 Requirements.

1. An administrative segregation review must be completed and obtained, pursuant to [KCC 16.06.030](#).
2. Land reconfigured within, and parcels created by an administrative segregation shall not be further subdivided without review under the provisions for short plat, large lot subdivision, or plat as appropriate.
3. Land reconfigured within, and parcels created by an administrative segregation shall not be reduced in size through a boundary line adjustment below 80 acres if within the Commercial Forest Zone or below 20 acres for all other zones.
4. Land reconfigured within, and parcels created by an administrative segregation must comply with the minimum lot size requirements of [KCC 17.57.040](#) if within the Commercial Forest Zone, [KCC 16.18.030](#) Parcel creation - Irrigation water delivery system requirements, [KCC 13.04.080](#) OSDS Location, [KCC 17A.08.025](#) Wellhead protection areas, and [KCC Title 12](#) Road Standards.
5. Parcels must be created by a survey that complies with all requirements of [RCW 58.09](#) and chapter [332-130 WAC](#). A specific statement of purpose of survey and the specific exemption claimed shall be shown on the face of the title and record of survey. ([Ord. 2011-013](#), 2011)

#### 16.06.030 Process for Appeal.

1. Applications shall be filed on forms prescribed by the Community Development Services department. The application shall be accompanied by review fee(s) paid in full. The fee for such application shall be established annually by resolution.
2. An application for an administrative segregation shall receive both preliminary approval and final approval before recording a survey to create the proposed parcels.
3. The director shall consider, and base his preliminary decision to approve with or without conditions, deny, or return the application on the following:
  - a. Compliance with the requirements of [KCC 16.06.020](#).
  - b. The recommendations and comments of agencies having pertinent expertise or jurisdiction.
4. The director shall consider, and base his final decision to approve, deny, or return the application on the following:
  - a. Compliance with the requirements of the director's preliminary decision.
  - b. Confirmation from the Treasurer's Office that all taxes have been paid in full.
  - c. Compliance with the survey requirements of [KCC 16.06.020\(5\)](#).
5. The approved administrative segregation shall be recorded with the Kittitas County Auditor within twelve (12 months) of preliminary approval. Upon recording, the division of land shall be binding on the owner, his heirs and assigns. ([Ord. 2011-013](#), 2011)

#### 16.06.030 Appeal.

Any decision by the director shall be final unless appealed to the Board of County Commissioners as provided for in [KCC 15A.07](#). ([Ord. 2011-013](#), 2011)

**16.06.040 Expiration.**

An administrative segregation is not considered approved until a survey creating the parcels has been recorded. Failure to record within twelve (12) months of preliminary approval means the administrative segregation application is expired and must be resubmitted for review and approval. The time periods of this section do not include the time during which the administrative segregation was not pursued due to the pendency of administrative appeals or legal actions. ([Ord. 2011-013](#), 2011)