

Docket No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
11-12	KCC 16: Short Plat Alteration Process	Revise sections Title 15A and add new subsection (KCC 16.32.100) to establish a simple process for altering recorded short plats.	Staff	Dan	Docket

Kittitas County Community Development Services prepared proposed amendments to Title 16, Subdivisions, to provide for a simple process for altering recorded short plat. These amendments were docketed with CDS prior to the June 30th docketing deadline.

Currently Kittitas County Subdivision Code does not have provisions for altering recorded short plats. RCW 58.17.212 provides procedures for the alteration of subdivisions, but nothing for short plats. There have been several occasions when a recorded short plat needed to remove a plat note that was no longer applicable, or remove an easement that was no longer need. Based upon the Prosecutor’s Office opinion the only way to make these changes was for the property owner to reapply for a short plat. The current fee is \$1450. This amendment would create a review process for altering a recorded short plat needing minor changes. The fee would be 50% of the normal application fee according to the adopted fee schedule.

DRAFT—August 5, 2011

Kittitas County Code, Chapter 16, Short Plats, is amended to add new standards as follows:

**Chapter 16.32
SHORT PLAT REQUIREMENTS**

Sections

- 16.32.010 Drawings - General information requirements.
- 16.32.020 Short plat design standards.
- 16.32.030 Required improvements, road standards and irrigation easements.
- 16.32.050 Short plat review.
- 16.32.070 Board review - Appeals.
- 16.32.080 Final approval - Filing.
- 16.32.090 Expiration.

16.32.100 Alterations

16.32.100 Alteration

Once a short plat has been recorded with the county auditor it can be altered in a manner not involving a re-subdivision into no more than four lots from the original short plat. When a proposed alteration or vacation involves a public dedication, the alteration or vacation shall be processed in accordance with RCW Chapter 58.17. If the proposed alteration or vacation does not involve a public dedication, the short plat alteration shall be processed in accordance with the following provisions:

- 1. The short plat alteration shall be processed administratively. A new survey shall not be required except for new lines created by the short plat alteration.**

2. Revisions that result in any substantial changes shall be treated as a new application for purposes of vesting.
3. The short plat alteration shall show all of the land shown on the original short plat and shall bear the acknowledged signatures of all parties having ownership interest in the affected lots, tracts, parcels, sites or divisions within the original short plat as shown by a current title certificate.
4. The short plat alteration shall not increase the number of lots, tracts, parcels, sites or divisions into more than four from the original short plat for a period of five years from the date of recording of the original short plat, unless a final plat has been approved and filed for record pursuant to the regular plat provisions of this title.
5. Minor errors not involving a change in lines may be corrected by the surveyor upon approval of the administrator by recording an affidavit with the county auditor specifically referencing the short plat by number and the correction.