

16.32.050 Short plat review.

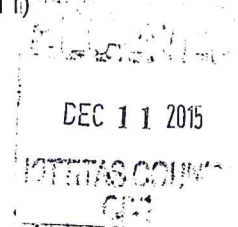
The planning official shall be vested with the responsibility of processing short plat applications. The county shall review and consider the proposed short subdivision with regard to:

1. Its conformance with all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington.
2. Its conformance to all standards and improvements required under this title.
3. Potential hazards created by flood potential, landslides, etc.
4. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
5. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
6. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.
7. Lots or parcels created by the final platting of a subdivision or short subdivision may not be further divided within a five-year period without filing of a final plat; except as provided for in [RCW 58.17.060](#)
8. Its compliance with [Kittitas County Code Chapter 13.35](#), Adequate Water Supply Determination. ([Ord. 2014-015](#), 2014; [Ord. 2014-005](#), 2014; [Ord. 2011-013](#), 2011; Ord. 2005-31, 2005)

16.32.100 Alterations.

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 amended short plat.
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. ([Ord. 2011-013](#) , 2011)



Test from Ordinance 2011-013, approved by the County Commissioners on October 25, 2011:

11-12

County Staff

Development Regulation Amendment

Project Description: Revise sections Title 15A and add new subsection (KCC 16.32.100) to establish a simple process for amending recorded short plats.

Kiltitas County Community Development Services prepared proposed amendments to Title 16, Subdivisions, to provide for a simple process for amending recorded short plats. These amendments were docketed with CDS prior to the June 30, 2011, docketing deadline.

Currently Kiltitas County Subdivision Code does not have provisions for amending 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 to remove an easement that was no longer needed. 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 \$1,450. This amendment would create a review process for amending a recorded short plat needing minor changes. The fee would be 50% of the normal application fee according to the adopted fee schedule. The text amendments are shown in Exhibit L.

The Board of County Commissioners held a public hearing on October 25, 2011 and approved the request as presented with a 3-0 vote finding that:

1. Testimony was received for this proposal.
11. The proposed amendments to the development regulations will provide clarity and consistency to processing short plat amendment applications in Kiltitas County.
- TII. The Planning Commission recommended approval to the Board of County Commissioners.

