

SECTION 3 - LAND DIVISION AND DEVELOPMENT

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Chapter 3.200 - GENERAL PROVISIONS

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3.200.010 Short Title

This title shall be known as the land division ordinance and may be cited as such.

3.200.020 Purposes

In addition to those purposes set forth in RCW 58.17.010, the land division regulations are intended to fulfill the following purposes:

- A. To promote the effective use of land;
- B. To make adequate provision for the residential, commercial, and industrial needs of the city;
- C. To provide for the division of land in accordance with officially adopted plans, policies, and standards, including the zoning ordinance and related development regulations of the city; and
- D. To provide for the efficient processing of land division applications in an efficient and timely manner.

3.200.030 Plat, short plat, or other review required

All divisions of land shall be subject to the applicable portions of Chapter 58.17 RCW, this title and other applicable city ordinances and regulations.

3.200.040 Exemptions

The provisions of Chapters 3.200 through 3.285 shall not apply to the following:

- A. Cemeteries and burial plots while used for that purpose.
- B. Divisions of land which are the result of the actions of governmental agencies, such as condemnation for road construction purposes.
- C. Divisions of land made by testamentary provisions, or the laws of descent.
- D. Divisions of land made by court order; provided, the divisions shall comply with all the provisions of this title to the extent possible.
- E. A division made for the purpose of adjusting boundary lines which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimension to meet minimum requirements for width and area for a lot in the zone in question under this title.

3.200.050 Agreements to transfer land after preliminary plat approval

Agreements to transfer land prior to final plat or short plat is authorized; provided, that the performance of an offer or agreement to sell, lease, or otherwise transfer a lot, tract, or parcel of

land following preliminary plat or short plat approval is expressly conditioned on the recording of the final plat or short plat containing the lot, tract, or parcel.

3.200.060 Divisions of developed land

Divisions of developed land may be reviewed and approved the same as undeveloped land; provided, existing and approved development on the site shall be considered by the review authority and may be relevant to adjustments, modifications and variations of standards that otherwise apply if consistent with this title or other applicable city regulation. For the purpose of this section, "developed land" means a lot, tract, or parcel upon which substantial construction has taken place (e.g., framing inspection approval has been granted). Such construction shall be a permanent building or structure.

