CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2001-87

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, PERTAINING TO LAND USE AND ZONING, AMENDING SECTIONS 19.26.060 AND 19.26.150 OF THE INTERIM SAMMAMISH DEVELOPMENT CODE TO REDUCE THE NUMBER OF ALLOWABLE LOTS IN A SINGLE SHORT SUBDIVISION FROM NINE TO FOUR, REDUCING THE NUMBER OF ALLOWABLE LOTS IN CONTIGUOUS SHORT PLATS FROM THIRTEEN TO EIGHT, REDUCING THE ALLOWABLE TIME FOR RE-SHORTPLATTING FROM TEN TO FIVE YEARS AND REDUCING THE MAXIMUM NUMBER OF ALLOWABLE LOTS OF A SHORT PLAT ALTERATION FROM EIGHT TO FOUR AND ON CONTIGUOUS PROPERTIES FROM THIRTEEN TO EIGHT.

WHEREAS, the City Council of the City of Sammamish finds that the allowable number of lots currently permitted for single short plats is nine and, for contiguous short plats, thirteen; and,

WHEREAS, short subdivisions are subject to administrative review under the provisions of RCW 58.17; and,

WHEREAS, the City Council finds that this number of lots currently permitted in short subdivisions is deemed to be excessive for administrative review; and

WHEREAS, the City Council finds that any development that creates more than four lots should be subject to the public review requirements of a subdivision, per RCW 58.17; and,

WHEREAS, the State Subdivision Act allows cities the flexibility to limit the number of lots in a short plat to four.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Section 19.26.060 is hereby amended to read as follows:
19.26.060 General Limitations. The following general limitations shall apply to all short subdivision applications:
A. Only a separate lot, as defined in ISDC 19.04, or a combination of two or more continuous separate lots may be short subdivided;
B. A maximum of four lots may be created by any single application;
C. A maximum of eight lots may be created from two or more contiguous parcels with any common ownership interest.
D. Except as provided in ISDC 19.26.150, if the lot to be created was created through a short subdivision, at least five years must have passed since the recording of such prior short subdivision.

Section 2. Section 19.26.150 is hereby amended to read as follows:
19.26.150 Short plat alterations and vacations. Within five years of the recording date, any recorded short plat may be altered, provided no more than a total of four lots result within the boundaries of the original short plat. After five years from the recording date, the short plat may be altered or the land may be subdivided further in accordance with this chapter. An alteration may include adjacent separate lots provided no more than eight lots result within the boundaries of the original short plat together with such additional property.

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

4. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 5TH DAY OF SEPTEMBER 2001.

CITY OF SAMMAMISH

[Signature]
Mayor H. Troy Romero

ATTEST/AUTHENTICATED:

Melanie Anderson, City Clerk

Approved as to form:

[Signature]
Bruce L. Disend, City Attorney

Filed with the City Clerk: August 29, 2001
Passed by the City Council: September 5, 2001
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