

Short Subdivision Ordinance Update Advisory Committee

Meeting #6: Wednesday, March 10th, 2010

Department of Building & Planning Conference Room (1st Floor)
207 Forth Avenue North, Kelso, WA 98626
3:00 pm – 4:50 pm

AGENDA

Time	Item
3:00	Sign In / Approve Minutes from previous meeting
3:10	18.34.070 General Standards (finish from previous meeting) Focus on survey and septic standards
4:40	Public Comments/Next Steps
4:50	Adjourn

Handouts

- 18.34.070 General Standards, with proposed additions and deletions

Next Meeting: Wednesday, April 14th, 2010

Short Subdivision Ordinance Update Advisory Committee

Meeting #5: Wednesday, February 10, 2010

Cowlitz County General Meeting Room
207 Forth Avenue North, Kelso, WA 98626
3:00 pm – 4:50 pm

Unapproved Abbreviated Minutes

Focus of the meeting was on septic issues.

18.34.070 General Standards

- A-1 – Discussion about rewriting this section and/or having the inclusion of “Table X” referenced.
- A-1 – It was suggested for greater accuracy, that a topographic survey be required for applicants wishing to use the Method II septic system design.
- A-3 – It was suggested that the “New Lots” section be rewritten to address both the standard septic requirements and the Method II septic requirements, such as staking out drainfields and reserve areas.
- A-2 – A discussion came about regarding the topic of easements to one-self, and how that could be allowed. We talked about case law and how things have historically been done in the State of Washington.
- A-3 – Talked about lots located near public sewer systems and WAC 246-272A, and what should the appropriate requirements be when parcel should be required to hook up.
- A-3 – Talked about frontage requirements and if we want to revisit the 25-foot requirement; as other public water purveyors such as the City of Longview require 50-feet of road frontage.
- We talked about “lot waivers” and everyone came to the conclusion that they were not a good idea.
- A-3-a – Talked about LOSS (public sewer) as well as the ramifications of WAC 246-272B
- A-3-b – Discussion about current O&M inspections, and weather or not they should be required for observation and inspection of ponding in the trenches and surface ponding.
- A-3-b – Discussion about simplifying this section by not spelling out the septic code.

1 | **18.34.070 General Standards.**

2 | A. The following standards shall be applicable to all short subdivisions:

- 3 | 1. Lot Size. The minimum size of any lot within a short subdivision located in an area
4 | that is districted pursuant to the Cowlitz County Zoning Code, shall conform to the
5 | minimum lot size specified in the Zoning Code, or such larger size as specified by
6 | state health regulations. In ~~undistricted~~ undistricted areas of the county where the
7 | Zoning Code does not apply, the minimum lot size within a short subdivision shall be
8 | either as designated by the County Comprehensive Plan for that area or of such size
9 | as is required to meet state water and sewage disposal standards, whichever is
10 | greater. In all areas of the County, new lots using on-site septic systems must meet
11 | the minimum lot size requirements established by WAC 246-272A-0320 (or hereafter
12 | amended).
- 13 | 2. Easements. Easements ~~shall be provided where necessary for~~ may be required for,
14 | but not limited to road, road maintenance, utility installation and maintenance, public
15 | access, drainage, and buffer strip or protective easements. Dedications of
16 | easements on the face of the plat are only allowed for and between the lots within
17 | the boundaries of a short subdivision, and are subject to the appropriate dedication
18 | language shown on the face of the final plat. Easements involving properties outside
19 | the boundaries of a short subdivision shall be recorded separately prior to final plat
20 | approval and the appropriate Assessor File Number's (AFN's) identified on the face
21 | of the final plat.
- 22 | 3. Septic Suitability. Each lot within a short subdivision not currently served by public
23 | sewer shall demonstrate the capability to support an on-site septic system and
24 | reserve area exclusive of any easements.
- 25 | a. New Lots: All on-site soil and septic evaluations shall be conducted by a
26 | wastewater designer or a professional septic engineer licensed in the state of
27 | Washington, and meet the requirements of WAC 246-272A and CCC YY.ZZ (or
28 | hereafter amended).
- 29 | i. Soils tests shall be submitted to the Cowlitz County Environmental Health
30 | Unit for approval.
- 31 | b. Existing Lot(s): Existing septic systems shall be professionally evaluated by a
32 | wastewater designer or a professional septic engineer licensed in the state of
33 | Washington.
- 34 | i. Professional evaluation including written verification, may consist of exposing
35 | septic drain line laterals, inspecting for effluent ponding or evidence of drain
36 | line failure, septic tank pumping and inspection.
- 37 | ii. If an existing system is found to be in a state of failure, then it shall be
38 | replaced and/or repaired in accordance with CCC YY.ZZ and WAC 246-
39 | 272A (or as hereafter amended).
- 40 | c. Easements: All lot shall demonstrate the ability to contain, wholly within its
41 | boundaries, a valid septic drainfield and septic drainfield reserve area, without
42 | easements.
- 43 | B. Water Availability. Each lot within a short subdivision shall be required to
44 | demonstrate sufficient availability of potable water.
- 45 | a. The applicant shall obtain a Certificate of Water Availability from the Cowlitz
46 | County Environmental Health Unit for each lot demonstrating the availability of
47 | potable water.
- 48 | b. Any easements, shared well agreements, or restrictive covenants shall be
49 | recorded prior to final plat approval and AFN's identified on the face of the final
50 | plat.
- 51 | 2. ~~Overall Plan. A generalized plan for the entire ownership shall be required to show~~
52 | ~~that the road pattern and general arrangement for the short subdivisions can be~~
53 | ~~coordinated with the entire tract when fully developed. Available topographic~~
54 | ~~information may be required. A new topographic survey shall not be required.~~

- 55 3. ~~Where property is short subdivided, the lots, tracts and/or roads shall be designed to~~
56 ~~permit later resubdivision in conformity with zoning, access, division, lot or tract~~
57 ~~standards.~~
- 58 4. Surveys.
- 59 a. Surveys shall be required for all short subdivisions. ~~unless waived by the~~
60 ~~Administrator. The Administrator may grant a waiver of the survey requirement if~~
61 ~~he/she finds at least two of the following conditions exist:~~ All surveys shall be
62 required to comply with current surveying standard practices and law. All
63 surveys are required to comply with RCW 58.09 and meet the minimum
64 standards as set forth in WAC 332-130 (or hereafter amended).
- 65 i. ~~The short plat contains no more than two lots and is not a further division of a~~
66 ~~previously recorded unsurveyed parcel.~~
- 67 ii. ~~All lots located in the short plat are a minimum of one acre in size.~~
- 68 iii. ~~The estimated cost to survey the property, including necessary ties, would~~
69 ~~exceed 10 percent of the valuation of the property as listed for sale, or as on~~
70 ~~file with the records of the Cowlitz County Assessor, whichever is greater.~~
71 ~~Estimates must be obtained from two firms. Each estimate must be in writing~~
72 ~~and be prepared by a land surveyor registered in the State of Washington.~~
- 73 b. Monuments and Markers. If the property has been surveyed, all permanent
74 monuments within the short subdivision shall be located and described, and all
75 controlling corners on the boundaries of the short subdivision shall be
76 monumented. All markers set shall be marked with the land surveyor's
77 registration number. All monuments and markers shall be shown on the face of
78 the final short plat.
- 79 5. ~~Difficult development land shall not be divided unless acceptable plans are provided~~
80 ~~by the subdivider for overcoming any harmful features within 90 calendar days~~
81 ~~following the original submission. Reasonable conditions may be applied to short~~
82 ~~subdivision approval to minimize harmful environmental conditions pertinent to the~~
83 ~~property. (*Difficult development moved to application section and switched to critical*~~
84 ~~*areas.*)~~
- 85 6. Access. Each lot within a short subdivision shall be provided with satisfactory access
86 by means of a public or private right-of-way connecting to an existing and developed
87 public street, or by some other legally sufficient right-of-access, inseparable from the
88 lot to be served; ~~provided, that private roads shall not be allowed in areas that are~~
89 ~~classified as urban or suburban by the Cowlitz County Comprehensive Plan or the~~
90 ~~Zoning Code.~~
- 91 a. Private roads shall not be allowed in areas that are classified as urban or
92 suburban by the Cowlitz County Comprehensive Plan or the Zoning Code. All
93 new lots in these areas are required to physically front on a publicly maintained
94 roadway for a minimum of 25 feet.
- 95 b. All new and existing private roads serving lots within the short subdivision shall
96 meet the requirements of CCC 11.36, the Cowlitz County Private Road
97 Ordinance.
- 98 c. New driveways may be required to be installed prior to final plat approval, per
99 Public Works driveway standards.
- 100 7. Lot Width. The minimum lot width shall be as set forth in the County Zoning Code for
101 those zoned portions of the county. All short subdivisions locating in unzoned areas
102 of the county shall be consistent ~~with the lot widths or required by health regulations,~~
103 ~~whichever is greater~~ with the lot widths prescribed in the Comprehensive Plan
104 designation for that area, as required by health regulations or no less than 60 feet in
105 width at the building line, whichever is greater.
- 106 8. All short subdivisions shall comply with the minimum requirements of the ~~Washington~~
107 ~~State Uniform~~ International Fire Code, as adopted or amended by the Board.
- 108 C. Standards applicable to all short subdivision private roads are as follows:

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1. Any right-of-way or road surface not open to general public use shall be retained as a privately owned and privately maintained road.
 2. Privately owned roads shall be open for necessary public use.
 3. Private road right-of-way widths and improvements shall meet county standards, as adopted or amended by the Board.
 4. In any short subdivision where lots are served or to be served by a private road, the subdivider shall furnish copies of covenants, which shall run with the land, as set forth in CCC 18.34.060(E).
 5. The seller of any property encumbered by the covenant set forth in CCC 18.34.060(E) shall obtain from the purchaser, and record with the Cowlitz County Auditor and with the Department, the purchaser's acknowledgement of private road construction and maintenance responsibility, as set forth in CCC 18.34.060(F).
- D. Standards applicable to all short subdivisions along public roads are as follows:
1. Dedication or deeding or granting of an easement to the county of such right-of-way as may be consistent with adopted county standards, or as amended, for public roads, or a portion thereof, shall be required within or along the boundaries of the short plat of any lot(s) within, under the following circumstances:
 - a. Where the six-year capital improvement plan indicates the necessity of a new right-of-way or portion thereof for road purposes;
 - b. When there is less than the standard right-of-way from the centerline of the road to the property line;
 - c. Where necessary to extend or complete the existing road;
 - d. When necessary to develop better traffic circulation in the community or neighborhood.
 2. Public road improvements, consistent with adopted county standards and specifications for public roads/streets, shall be required when new public right-of-way is deeded or dedicated.
 3. Public roads right-of-way widths and improvements shall be consistent with adopted county road standards and specifications. [Ord. 96-012, § 1, 1-29-96; Ord. 82-022, §§ 12, 13, 14, 1-25-82; Ord. 80-329, § 8, 9-29-80; Ord. 80-146, § 8,5-6-80.]

156 Latest revision 02/19/10

157 T:__PLANNING FILE\Short Subdivision Update 2009\CCC 18.34.070 - General Standards.doc
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