

ORDINANCE NO. 150

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING THE UNIVERSITY PLACE SUBDIVISION STANDARDS ORDINANCE NO. 61 AS AMENDED TO ENSURE CONSISTENCY WITH THE NEW PUBLIC WORK STANDARDS INCLUDING AMENDMENTS TO THE TABLE OF CONTENTS; SECTION \_\_.08.080 RECORDING REQUIREMENTS; SECTION \_\_.10.020 IMPROVEMENTS REQUIRED; SECTION \_\_.10.030 STREET NAMES AND NUMBERS; SECTIONS \_\_.12.050 AND \_\_.12.060 DEPARTMENT REVIEW CRITERIA; SECTIONS \_\_.14.010 AND \_\_.14.020 PRIVATE STREETS; SECTION \_\_.14.040 THE RIGHT TO ENTER TO INSPECT IMPROVEMENTS SECTION .14.040 FILING BINDING SITE PLANS SECTION .18.040 CONCEPTUAL PLANS FOR CONDOMINIUMS AND SECTION \_\_.20.020 BOUNDARY LINE ADJUSTMENTS.

WHEREAS, the City Council of the City of University Place adopted new public works standards on May 12, 1997 to establish uniform standards for engineering and construction practices within the City; and

WHEREAS, adoption of the standards resulted in the need to amend of various sections of the Subdivision Standards, adopted by Ordinance 69, as amended, to insure consistency with the new public work standards; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Table of Contents Residential Condominium Binding Site Plan Review Process, is amended as follows:

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Section 2. Recording Requirements. Section \_\_.08.080 Subparagraph E, Requirements for Each Plat Filed For Recording, of the Subdivision Standards, is amended as follows:

E. Contain a statement of approval from the City Engineer as to the construction of all streets and associated storm drainage systems ~~for public streets~~. Streets not dedicated to the public shall be clearly denoted on the face of the plat and the plat shall contain a adequate provisions for the maintenance of the private streets by the individual lot owners.

Section 3. Improvements Required. Section \_\_.10.020, Improvements Required, of the Subdivision Standards, is amended to revise Subparagraphs A and C, and to add new Subparagraph F, Street Frontage Improvements, as follows:

\_\_.10.020 Improvements Required.

A. Plan and profiles required. Prior to the construction of an improvement, the developer shall submit to the City Engineer, ~~two (2)~~ Five (5) copies of the plan, profiles and specifications for said streets, drainage, utilities and other proposed improvements to be constructed in the proposed subdivision. Plans and profiles shall be drawn upon standard 22" x ~~36~~ 34" Federal Aid Plan profile sheets or such other sheets as may be acceptable to the City Engineer. Prior to construction, the construction plans for any dedicated improvement must be approved by the City Engineer and construction plans for other improvements may be required to be approved.

C. Storm Drainage Containment. The City shall, as a condition of approval of any division of land, whether formal subdivision or short subdivision or large lot division, require the developer to construct storm drainage facilities in conformance with the City's ~~Surface Water Design Manual.~~ Public Work Standards.

F. Street Frontage Improvements. All plats shall install street frontage improvements at the time of construction as required by the City's Public Work Standards. Such improvements may include curb and gutter; sidewalk; bus stops; street storm drainage; street lighting system; traffic signal modification, relocation or installation; utility relocation; landscaping and irrigation, and street widening all per these Standards. Plans shall be prepared and signed by a licensed civil engineer registered in the State of Washington. All frontage improvements shall be made across full frontage of property from centerline to right-of-way line.

Section 4. Street Names and Numbers. Section \_\_.10.030, Names and Numbers of Subdivisions, Streets, Blocks and Lots, of the Subdivision Standards, is amended as follows:

B. Subdivision Names and Numbers. Subdivision names shall be chosen by the applicant subject to approval by the Planning Department. The Planning Department shall approve the proposed name if it is reasonably distinguishable from previously established subdivision names and consistent with established area place names. The

legal identification of short plats and large lots, if any, shall be designated by number and assigned by the Auditor at the time of recording.

Section 5. Developmental Review. Section \_\_\_.12.050, Departmental Review, of the Subdivision Standards, Subparagraph A is amended, as follows:

**\_.12.050 Departmental Review.**

- A. The City's Public Works Department Engineer's Office shall review a short plat for adequacy of access, storm water drainage facilities, public sewer system, survey accuracy, feasibility for building sites and for compliance with the Public Work Standards.

Section 6. Review Criteria Section \_\_\_.12.060, The Review Criteria Section of the Subdivision Standards, is amended to revise Subparagraphs A, Access (1) General, (2) Street Reserved Areas and (3) Private Streets, and Subparagraph B Drainage as follows:

**\_.12.060 Review Criteria.**

- A. Access.
1. General. The proposed short plat shall be reviewed for compliance with the Public Work Standards including adequate ingress and egress to all proposed lots. Extension of streets or access rights from property line to property line of the short subdivision land may be required so that the street may be extended in the future. If there is other reasonable access available, the City Engineer may limit the location of direct access to City arterials or other City streets. When an adjoining landowner will be obligated to construct or maintain a future street, a note to this effect shall be stated on the face of the short plat.
  2. Street Reserved Areas. Where a City arterial may, or is being planned for a short subdivision land area, the City Engineer may require that a sixty foot (60') wide the appropriate right-of-way area be reserved as a street reserved area for a future street, if all legal requirements ~~or such addition~~ are met.
  3. Private Streets. Unless the City has existing plans, maps, sketches or studies for a City arterial on the properties in issue, the City Engineer shall approve private streets if all persons and their successors, who own the land adjoining the street within the short plat, have equal legal rights to use said private street area. Said developer and/or adjoining landowners and their successors shall bear the expenses of constructing and maintaining said street and a note to this effect shall be made on the face of the short plat. Where the short plat or land beyond the short plat ~~have the is~~

~~potential of being divided into twenty (20) or more than four (4) lots, then said private streets shall not be allowed.~~

- B. Drainage. The proposed short plat shall be reviewed for compliance with the Public Works Standards including but not limited to adequate drainage facilities. Requirements for any necessary facilities may be required to be on the face of the short plat mylar.

Section 7. Private Street Plats Section \_\_.14.010, The Conditions Permitting Private Streets Section of the Subdivision Standards, is amended as follows:

.14.010 **Conditions Permitting Private Streets.**

Private streets shall ~~not normally be permitted~~ only be permitted in short plats serving four (4) or less lots and shall be constructed as required by the City's Public Work Standards. However, if the department determines that the most logical development of land requires that the lots be served by private streets or easements, and that the land cannot be adequately served by streets dedicated to the public, private streets or easements may be approved upon compliance with the provisions of this chapter.

Section 8. Private Street Plats Section \_\_.14.020, The Conformance with Code - Exemption Section of the Subdivision Standards, is amended as follows:

.14.020 **Conformance with Ceode - Exception.**

Short Pplats with private streets shall conform in all ways to this title and follow the procedures outlined herein unless greater or lesser requirements are explicitly specified in this chapter or by the Department.

Section 9. Private Street Plats Section \_\_.14.040, The Improvements - Right of City to enter and install - Bond, Section of the Subdivision Standards, is amended as follows:

.14.040 **Improvements - Right of Ceity to Eenter and Iinstall - Bond.**

All pavements, sanitary sewers, water mains, culverts, grading, planting, fencing and any other improvements which are made a part of the approval of the short plat shall be completed at the expense of the ~~platter~~ applicant prior to the recording of the short plat; provided, that in the event the ~~platter applicant~~ shall be unable to install the improvements prior to the time of the recording of the short plat, the short plat may be recorded without such improvements being installed provided the following conditions are complied with:

Section 10 Binding Site Plans Section \_\_.14.040, The Filing Section of the Subdivision Standards, Subsections B, B(8) and D are amended as follows:

**Filing.**

A proposed binding site plan shall be considered under the zoning and other land use control ordinances in effect on the land at the time a fully completed application is filed with the department. The Department shall prescribe the form and content for complete applications made pursuant to this Code. In general a complete application for binding site plan application shall consist of;

- B. An approved ~~commercial~~ site development permit; or, a proposed site plan prepared by a professional land surveyor, license in the State of Washington, in a form prescribed by the Director. At a minimum, the proposed site plan shall include:
  - 8. a drainage plan which will accommodate the maximum proposed square footage of impervious surface and the maximum proposed square footage of impervious surface exposed to vehicular use, subject to the requirements of the City's Surface Water Design Manual Public Work Standards;
- D. a downstream drainage analysis or any other requirement specified in the City's Surface Water Design Manual or Surface Water Policy Ordinance; Site Development Regulations Public Work Standards;

Section 11. Residential Condominium Binding Site Plan Review Process Section \_\_.18.040. Conceptual Plans, \_\_18.040 (C)(1) is amended as follows:

**\_\_.18.040 Conceptual plans.**

- C. The Director shall consider, and base his a decision to approve with or without conditions, deny or return the application on the following:
  - 1. Conformance of the proposed site plan with any approved building permit or ~~P~~planned unit ~~D~~development District and any conditions on a portion of the site, and with any applicable codes and ordinances, of the State of Washington and the City. The Director shall identify, to the extent feasible, conditions likely to be imposed on building permits related to dedication of right-of-way or open space, and tracts, easements or limitations which may be proposed or required for utilities, access, drainage controls, sanitation, water supply, protection of sensitive areas or other unique conditions or features which may warrant protection of the public health, safety, and welfare. Such preliminary conditions shall not be binding at the time of building permit approval.

Section 12. Boundary Line Adjustments, Section \_\_.20 of the Subdivision Standards, Subsections \_\_.20.020 Scope is amended to ensure consistency with the Revised Code of Washington RCW 58.17.140 and 58.17.215 as follows:

**\_\_.20.020 Scope.**

The boundary lines separating two lots of record may only be adjusted under the provisions of this Chapter. Extinguishing such lot lines is not a boundary line adjustment subject to the requirements of this Chapter. Actions which change or impair conditions or requirements imposed by previous platting decisions must be accomplished pursuant to the Subdivision Regulations. Boundary line adjustments shall not:

- A. Create any additional lot, tract, parcel, site, or division;
- B. Result in a lot, tract, parcel, site, or division which contains increased density or insufficient area or dimension to meet the minimum requirements for area and dimension as set forth in the land use and health codes and regulations. This provision shall not be construed to require correction or remedy of pre-existing non-conformities or substandard conditions;
- C. Diminish or impair drainage, water supply, existing sanitary sewage disposal, and access or easement for vehicles, utilities, and fire protection for any lot, tract, parcel, site, or division;
- D. Create or diminish any easement or deprive any parcel of access or utilities;
- E. Increase the nonconforming aspects of an existing nonconforming lot;
- F. Replat, alter (except as provided in RCW 58.17.140), or vacate a plat or short subdivision; or
- G. Amend the conditions of approval for previously-platted property.

Section 13 Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not effect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 14 Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall be effective five (5) days after publication.

PASSED BY THE CITY COUNCIL ON JUNE 2, 1997.

Linda P. Bird  
Linda P. Bird, Mayor

**ATTEST:**

Susan Matthew  
Susan Matthew, City Clerk

**APPROVED AS TO FORM:**

Timothy X. Sullivan  
Timothy X. Sullivan, City Attorney

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