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Chapter 14.18
SUBDIVISIONS, BOUNDARY LINE ADJUSTMENTS AND BINDING SITE PLANS

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Part 1 Subdivisions and Boundary Line Adjustments

14.18.010 Subdivisions. (14.16.130)

Unless exempted by Chapter 58.17 RCW, all subdivision activity is subject to the requirements of this title. No person may subdivide land except in accordance with all of the provisions of this article. Short plats consist of subdivisions which result in nine or fewer lots. Subdivisions of ten or more lots may also be referred to as formal or long plats/subdivisions.

14.18.015 Review of Subdivisions. (14.16.140)

No person may subdivide his land except in accordance with the provisions of this title. Long and short subdivisions are subject to a three-step approval process. The first step is approval of the preliminary plat.

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the second is approval and construction of the infrastructure necessary to serve the plat, and the third step is for approval of the final plat. Each step requires a separate application and fee as set by Council Resolution.

14.18.020 Limitations on Re-Subdividing Short Plats. (14.16.150)

Short plats can be re-subdivided with a subsequent short plat within five years if the total number of lots created between the original and second short plat does not exceed nine. If the number of lots exceeds nine, re-subdivision requires a long plat.

14.18.025 Criteria for Preliminary Plat Approval. (14.16.160)

(a) A preliminary plat shall follow the procedures for a Type II review for a short plat and Type III review for plats pursuant to Chapter 14.16B.

(b) A preliminary plat shall be approved if it meets the approval criteria in Chapter 58.17 RCW and the requirements of this title.

(c) Preliminary plat approvals may contain conditions as deemed necessary to ensure the approval criteria are met.

14.18.030 Application for Final Plat Approval. (14.16.170)

The application for final plat approval shall include:

(a) Completed application form with fee.

(b) Five (5) draft copies of the following information:

(1) Mathematical lot closures showing error of closures not to exceed 0.005 times the square root of "n", where "n" = number of sides and/or curves of a lot.

(2) A certification from a Professional Land Surveyor, licensed in the State of Washington, as to the survey data, layout of streets, alleys and other rights-of-way.

(3) A certification that bridges, sewage, water systems and other structures together with the information provided by the Professional Land Surveyor for the approval signature of a licensed engineer acting on behalf of the City.

(4) A complete survey of the section or sections in which the plat is located, or as much thereof as may be necessary to properly orient the plat within the section or sections. A computer printout showing closures of the section or subdivision breakdown (if any), plat boundary, road centerlines, lots and tracts. The maximum allowable error of closure shall be .02 feet in any such closure.

(5) A title company certification which is not more than thirty (30) calendar days old containing:

(i) A legal description of the total parcel sought to be subdivided; and

(ii) A list of those individuals, corporations, or other entities holding an ownership interest in the parcel; and

(iii) Any easements or restrictions affecting the property with a description, purpose and reference by auditor's file number and/or recording number; and

(iv) Any encumbrances on the property; and

(v) Any delinquent taxes or assessments on the property.

(6) An approved subdivision name reservation form from the Snohomish County Auditor's Office.

(7) If lands are to be dedicated or conveyed to the City as part of the subdivision, an American Land Title Association title policy shall be required.

(8) The Planning Director may require the applicant to submit any other information deemed necessary to make this determination, including, but not limited to, a copy of the tax map showing the land being subdivided and all lots previously subdivided from that tract of land within the previous five years.

14.18.035 Approval of Final Plats. (14.16.180)

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(a) Short plats are approved by the Planning and Public works directors. Final plats for long subdivisions are to be approved by City Council following a public meeting. Final plats shall be approved if it is found that the requirements of preliminary plat, including applicable conditions of approval, have been met, and the requirements of Chapter 58.17 RCW have been met.

(b) The final plat submitted for recording shall be drawn in waterproof ink on a sheet made of material that will be acceptable to the Snohomish County Auditor's Office for recording purposes, and having dimensions of 18" x 24".

(c) When more than one sheet is required to include the entire subdivision, all sheets shall be made of the same size and shall show appropriate match marks on each sheet and appropriate references to other sheets of the subdivision. The scale of the plat shall be at one (1) inch equals not more than 50 feet.

(d) The applicant shall also provide all final plat maps and engineered as-builts in digital form. Files shall be submitted in "*.dwg" or other AutoCad-compatible format approved by public works.

14.18.040 Content of the Final Plat. (14.16.190)

The final plat shall contain the following information:

(1) The name of the subdivision, which name shall not duplicate the name of any existing subdivision as recorded in the Snohomish County Registry.

(2) The name and signatures of the subdivision owner or owners.

(3) The location by Quarter Section/ Section/Township/ Range and/or by other legal description, the county, and state where the subdivision is located.

(4) The name, registration number, and seal of the Professional Land Surveyor responsible for preparation of the plat, and a certification on the plat by said surveyor to the effect that (i) it is a true and correct representation of the land actually surveyed by him/under his supervision; (ii) that the exterior plat boundary, and all interior lot corners have been set on the applicant's property by him/under his supervision using appropriate permanent materials, with a field traverse with a linear closure of 1 to 10,000 and corresponding angular closure as specified in WAC 173.303.610; and, (iii) that all street centerline monuments (points of intersection, points of curve, points of tangency, etc.) within the plat and all intersections with existing street centerlines have been monumented with concrete monuments in case or other permanent material approved by the City.

(5) The scale according to which the plat is drawn in feet per inch or scale ratio in words or figures and bar graph. The drawing shall be of legible scale, and shall include the north arrow and basis of bearings. Unless otherwise approved by the Planning Director, the scale of the final plat will be at one inch equals 50 feet in order that all distances, bearings and other data can be clearly shown.

(6) A boundary survey prepared by a Professional Land Surveyor, licensed in the State of Washington, shall be shown on the proposed plat and shall reference the plat to the Washington Coordinate System, North Zone (North American Datum, 1983) with a physical description of such corners. When the necessary G.P.S. points exist within 1/2 mile of the subject property they shall be located on the plat and used as primary reference datums.

(7) The boundary lines of the plat, based on an accurate traverse, with angular and linear dimensions.

(8) The exact location, width, number or name of all rights-of-way and easements within and adjoining the plat and a clear statement as to whether each is to be dedicated or held in private ownership.

(9) The true courses and distances to the nearest established right-of-way lines or official monuments which will accurately locate the plat.

(10) Curved boundaries and centerlines shall be defined by giving radii, internal angles, points of curvature, tangent bearings and lengths of all arcs.

(11) All lot and block numbers and lines, with accurate dimensions in feet and hundredths of feet, and bearings to one second of arc. Blocks in numbered additions to subdivisions bearing the same name must be numbered consecutively through the several additions.

(12) Accurate locations of all monuments at such locations as required by the City Engineer.

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(13) All plat meander lines or reference lines along bodies of water which shall be established above, but not farther than twenty (20) feet from the high waterline of the water or within a reasonable distance, to ensure reestablishment.

(14) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with purposes indicated thereon and in the dedication; and/or any area to be reserved by deed covenant for common uses of all property owners.

(15) A full and correct legal description of the property.

(16) All permanent restrictions and conditions on the lots or tracts or other areas in the plat required by the City.

(17) Any additional pertinent information required at the discretion of the Public Works Director or Planning and Community Development Director.

(18) An endorsement to be signed, prior to recordation, by the proper officer in charge of tax collections, certifying that all taxes and delinquent assessments have been paid, satisfied, or discharged.

(19) The following declaration: "All conditions of the preliminary short plat, embodied within the Form of Decision [recorded in Book ____, Page ____ of the Snohomish County Registry/which is attached hereto as Exhibit ____], shall remain conditions of construction of the public improvements."

14.18.045 Endorsements on Short and Long Subdivision Plats. (14.16.200)

All subdivision plats shall contain the following endorsements, specific language of which is to be made available by the Planning Director: Certificate of Subdivision Approval, Certificate of Approval of Public Improvements, Certificate of Ownership and Dedication, Certificate of Survey and Accuracy, Certificate of City Treasurer, Snohomish County Treasurer's Certificate, and Recording Certificate.

14.18.050 Plat Approval Not Acceptance of Dedication Offers. (14.16.210)

Preliminary approval of a plat does not constitute acceptance by the city of the offer of dedication of any streets, sidewalks, parks, or other public facilities shown on a plat. Offers of dedication will be officially accepted with approval of the final plat.

14.18.055 Subdivision Recording Requirements. (SnoCo & Kirkland)

When the city approves a final subdivision or final short subdivision, the applicant shall record the original signed final plat or final short plat with the Snohomish County auditor. The applicant will also furnish the city with one reproducible copy of the recorded documents, and the Snohomish County assessor shall be furnished one paper copy.

14.18.060 Alterations of Subdivisions. (Kent)

(a) If an applicant wishes to alter a subdivision or short subdivision or any portion thereof, except as provided in Section 14.18.065, that person shall submit an application to the Department of Planning and Community Services requesting the alteration. The application shall contain the signatures of all persons having an ownership interest in lots, tracts, parcels, sites or divisions within the subdivision or short subdivision or in that portion to be altered.

(b) The Planning Director shall have the authority to determine whether the proposed alteration constitutes a minor or long alteration. Major alterations are those which substantially change the basic design, density, open space, or other similar requirements or provisions.

(c) If the subdivision or short subdivision is subject to restrictive covenants which were filed at the time of the approval, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or short subdivision or any portion thereof.

(d) If the alteration is requested prior to final plat or final short plat review and signature, a minor alteration may be approved with consent of the Planning Director. A long plat or short plat alteration shall require consent of the Planning Director as a Type II review for short subdivisions after public notice or

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the City Council as a Type V review for subdivisions after public notice and a public hearing is held. Notice shall be provided of the application for a long plat or short plat alteration to all owners of property within the subdivision or short subdivision, all parties of record, and as was required by the original subdivision or short subdivision application. The Planning Director shall have the authority to determine whether the proposed alteration constitutes a minor or major alteration pursuant to subsection (b) of this section.

(e) If the alteration is requested after final plat or final short plat review and signature, but prior to filing the final plat or final short plat with Snohomish County, a plat or short plat alteration may be approved with consent of the Planning Director for short subdivisions as a Type II review or the City Council for subdivisions as a Type V review. Upon receipt of an application for alteration, notice shall be provided of the application to all owners of property within the subdivision or short subdivision, all parties of record, and as was required by the original application. The notice shall establish a date for a public hearing.

(f) If the alteration is requested after filing the final plat or final short plat with Snohomish County, a minor plat or short plat alteration may be approved with consent of the Planning Director in the case of short subdivisions as a Type II review or the City Council for subdivisions as a Type V review. If the Planning Director determines that the proposed alteration is a major alteration, pursuant to subsection (b) of this section, then the Planning Director may require replatting pursuant to this chapter. Upon receipt of an application for alteration, notice shall be provided of the application to all owners of property within the subdivision or short subdivision, all parties of record, and as was required by the subdivision or short subdivision plat application. The notice shall establish a date for a public hearing.

(g) The city shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between adjacent properties.

(h) After approval of the alteration, the city shall order the applicant to produce a revised drawing of the approved alteration of the subdivision or short subdivision, which after signature the final plat or final short plat shall be filed with Snohomish County to become the lawful plat or short plat of the property.

(i) This section shall not be construed as applying to the alteration or replatting of any plat or short plat of state-granted shore lands.

14.18.065 Vacations of Subdivisions. (14.16.230 & Kent)

(a) Whenever an applicant wishes to vacate a subdivision or short subdivision or any portion thereof, that person shall file an application for vacation with The Department of Planning and Community Services. The application shall set forth the reasons for vacation and shall contain signatures of all parties having an ownership interest in that portion of the subdivision subject to vacation.

(b) If the development is subject to restrictive covenants which were filed at the time of the approval, and the application for vacation would result in a violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the vacation of the subdivision or short subdivision or portion thereof.

(c) When the vacation application is specifically for a city street or road, the procedures for right-of-way vacation in Section 14.16C.095 shall be followed for the street or road vacation. When the application is for the vacation of the plat or short plat together with the streets or roads, the procedure for vacation in this section shall be used but vacations of streets may not be made that are prohibited under state law.

(d) Notice shall be given to all owners of property within the subdivision or short subdivision, all property owners within 300 feet of short subdivision and subdivision boundaries and to all applicable agencies. The Planning Director shall conduct a public meeting in the case of short subdivisions and the

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City Council shall conduct a public hearing on the application for a vacation. The application for vacation of a subdivision or short subdivision may be approved or denied after the city has determined the public use and interest to be served by the vacation. If any portion of the land contained in the proposed vacation was dedicated to the public for public use or benefit, such land, if not deeded to the city, shall be deeded to the city unless the city council sets forth findings that the public use would not be served in retaining title to those lands.

(e) Title to the vacated property shall vest with the rightful owner as shown in Snohomish County records. If the vacated land is land that was dedicated to the public, for public use other than a road or street, and the city council has found that retaining title to the land is not in the public interest, title thereto shall vest with the person or persons owning the property on each side thereof, as determined by the city council. When the road or street that is to be vacated was contained wholly within the subdivision or short subdivision and is part of the boundary of the subdivision or short subdivision, title to the vacated road or street shall vest with the owner or owners of property contained within the vacated subdivision.

(f) This section shall not be construed as applying to the vacation of any plat or short plat of state-granted shore lands.

14.18.070 Boundary Line Adjustments. (14.16.220 & SnoCo)

(a) Minor lot line adjustments are exempt from the subdivision regulations. Minor lot line adjustments to existing legal lots are permitted when no new lots are created through the process, and the adjusted lots either meet all requirements of this title and other City regulations. In the case of existing legal non-conforming lots, the adjustment shall not create a new or greater non-conformity with respect to any City regulations.

(b) Application for a Boundary Line Adjustment (BLA) is made by submitting to the Planning Director a Master Permit Application, with a survey of the subject property showing existing and proposed lot lines, before and after legal descriptions, owner's certificate, surveyor's certificate, and Planning Director's approval certificate.

(c) To finalize an approved boundary line adjustment, it shall be recorded with the Snohomish County Auditor's Office no later than one year after final approval has been issued by the Planning Director or the application and approval shall lapse and a new application must be submitted.

(d) Recording fees and applicable state fees shall be paid by the applicant. Immediately after recording, copies of the recorded BLA documents shall be provided to the City. The BLA shall not take effect until recorded with the Snohomish County Auditor and copies returned to the City.

(e) The department may grant up to a one-year extension of a BLA for good cause, if a written request for extension, including a description of reason for request, is submitted to the Planning Director at least two weeks before approval lapses.

(f) If the BLA affects more than one property owner, a conveyance document(s) shall be recorded at the same time as the BLA documents. The conveyance document(s) shall establish ownership consistent with the approved, adjusted boundaries.

(g) When a BLA is recorded subsequent to a record of survey for the same property, the recording number of the record of survey shall be noted on the BLA map.

Part 2 Binding Site Plans

~~(14.18.070 Binding Site Plans. (14.16.240)~~

~~RCW allows cities to adopt regulations allowing subdivision through binding site plan; it does not require that they do so. Therefore, the City of Lake Stevens opts to not allow binding site plans. Instead, it directs applicants wishing to subdivide commercial or industrial space for purposes of lease or sale to subdivide according to the requirements of this chapter or file for a condominium on that property.)~~

14.18.105 Purpose and Applicability.

(a) The purpose of this chapter is to provide an alternative method for the division of land as authorized by RCW 58.17.035 and 58.17.040(4), (5), and (7). A binding site plan ensures through

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covenants, conditions, restrictions, easements, and other requirements binding upon all lot owners that the collective lots continue to function as one site concerning but not limited to public roads, improvements, open spaces, drainage, and other elements specified in this chapter.

(b) The provisions of this part shall apply to:

(1) The division of commercial or industrial zoned land for sale or lease when used for commercial or industrial purposes, or the division of land for lease when used as a mobile home park;

(2) The division of land resulting from subjecting a portion of a parcel or tract to the Horizontal Property Regimes Act, Chapter 64.32 RCW, or the Condominium Act, Chapter 64.34 RCW; and

(3) The division of land for the creation of special purpose tracts.

(c) The provisions of this part do not apply to:

(1) Divisions of commercial or industrially-zoned property for lease during exhibitions or other special events of a temporary, short-term nature, not to exceed six months duration;

(2) Boundary line adjustments;

(3) Housing cooperatives; and

(4) Divisions for commercial or industrial zoned land when such lands are being used only for single family or multifamily residential purposes, or proposed for such residential purposes, except when the division is proposed pursuant to subsection (b)(2) of this section.

14.18.110 Procedure.

The department will process a binding site plan according to the procedures for a Type II administrative decision. Application requirements are established and implemented per Section 14.16A.220. A binding site plan application will be processed concurrently with any other application for development of the same site, unless the applicant requests otherwise.

14.18.115 Additional Application Requirements.

The submittal requirements for binding site plan applications are set forth in an application checklist provided by the department pursuant to Section 14.16A.220. All binding site plan applications must include one of the following site plan representations which show the proposed and existing location of all roads, improvements, open space, and any other element specified by this title:

(a) A previously approved site plan;

(b) A revision to a previously approved site plan; or

(c) A new site plan for proposed development.

14.18.120 Decision Criteria.

In order to approve a binding site plan, the department must find that the newly created lots function and operate as one site, and that the binding site plan and record of survey comply and are consistent with the following provisions as well as any other applicable regulations as determined by the department:

(a) The requirements of this section;

(b) Requirements for noise control - see Chapter 9.56 ;

(c) Requirements for public or private roads, right-of-way establishment and permits, access, and other applicable road and traffic requirements;

(d) Compliance with fire lane, emergency access, fire-rated construction, hydrants and fire flow, and other requirements of Chapter 14.84;

(e) Compliance with applicable construction code requirements, Chapter 14.80;

(f) Compliance with applicable use and development standard requirements of Title 14;

(g) Compliance with applicable shoreline management code requirements of Chapter 14.64 and/or flood hazard area requirements of Chapter 14.92;

(h) Compliance with environmental policies and procedures and critical areas regulations of Title 16 and Chapter 14.88;

(i) Compliance with applicable drainage requirements of Chapter 14.64;

(j) Compliance with applicable impact fee requirements;

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- (k) Provisions for adequate sewer service, water supply and refuse disposal; and
- (l) Any other applicable provision of this title.

14.18.125 Subsequent Development Permits.

Subsequent site development permits for the land are subject to compliance with the zoning, building, and other applicable land use codes and regulations existing at the time of development permit review, unless addressed as part of the binding site plan review and expressly depicted on the binding site plan.

14.18.130 Conditions of Approval.

(a) The department is authorized to impose conditions and limitations on the binding site plan. By this authority, and if the department determines that any delay in satisfying requirements will not adversely impact the public health, safety, or welfare, the department may allow requirements to be satisfied prior to issuing the first building permit for the site, or prior to issuing the first building permit for any phase, or prior to issuing a specific building's certificate of occupancy, or in accordance with an approved phasing plan.

(b) The binding site plan shall contain a provision requiring that any development of the site shall be in conformity with the approved binding site plan.

(c) The department may authorize sharing of open space, parking, access, and other improvements among properties subject to the binding site plan. Conditions and restrictions on development, use, maintenance, shared open space, parking, access, and other improvements shall be identified on the binding site plan and enforced by covenants, conditions, restrictions, easements, or other legal mechanisms.

(d) All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the owner, purchaser, and any other person acquiring a possessory ownership, security, or other interest in any property subject to the binding site plan.

(e) After approval of a binding site plan for land zoned and used for commercial or industrial purposes, or for land zoned and used for mobile home parks, the applicant shall record the approved binding site plan with a record of survey (except for the provision of RCW 58.09.090 (1)(d)(iv)) as one recording document complying with the requirements of this section.

(f) After approval of a binding site plan for land, all or a portion of which will be subjected to the provisions of Chapter 64.32 or 64.34 RCW, the applicant shall record the approved binding site plan with a record of survey (except for the provisions of RCW 58.09.090(1)(d)(iv)) as one recording document complying with the requirements of this section. Following recordation of the binding site plan with record of survey, the applicant shall independently complete improvements shown on the approved binding site plan and file a declaration of condominium, and survey map and plans as required by Chapter 64.32 or 64.34 RCW.

(g) Under subsection (e) or (f) above, when a record of survey is not required pursuant to RCW 58.09.090(1)(d)(iv), the applicable record of survey data, consistent with the application requirements as adopted by the department pursuant to Section 14.16A.220, shall be shown on the binding site plan to be recorded.

14.18.135 Conditions For Previously Approved Site Plan.

If a previously approved site plan is submitted for binding site plan approval, the conditions and limitations imposed by the department may, where appropriate, include any conditions and limitations contained in the previously approved site plan.

14.18.140 Conditions When Concurrently Reviewed.

When a binding site plan is being considered concurrently with another land development application, the department will incorporate all conditions and limitations imposed on the concurrent application into the binding site plan.

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14.18.145 Design Standards - Access Requirements.

Access requirements and road standards to and within lots of the binding site plan shall be provided in accordance with Chapters 14.56 and 14.72 and the EDDS. New public road(s) shall be provided for lot access where determined by the director of public works to be reasonably necessary as a result of the proposed development or to make appropriate provisions for public roads. The applicant may also propose establishment of public road(s).

14.18.150 Road and Right-of-Way Establishment and Right-of-Way Dedication.

(a) Where road and/or right-of-way establishment is required for a binding site plan application or proposed by the applicant, establishment shall be in accordance with Chapter 14.56 and shall occur prior to recording the binding site plan with record of survey. The establishment shall be effective upon recording of the binding site plan with record of survey.

(b) Where dedication of new right-of-way is required for binding site plan approval, the dedication shall be made in accordance with Chapter 14.56, prior to or at the time of recording the binding site plan with record of survey. The dedication shall be effective upon recording of the binding site plan with record of survey.

(c) Road and right-of-way establishment and right-of-way dedications stated as approval conditions for a previously approved site plan requiring implementation prior to issuance of any subsequent building or development permit shall be implemented at the time of binding site plan with record of survey recording.

(d) Where right-of-way is established by recording a binding site plan with record of survey but not required or built upon at the time of site development, a revised binding site plan with record of survey may be prepared, approved, and recorded showing the elimination of the right-of-way.

(e) This section shall not apply where the establishment or dedication has already been approved or is being considered for approval with another concurrent land development application that includes a site plan approval.

14.18.155 Phased Development.

(a) An applicant who chooses to develop a site in phases or divisions shall submit to the department a phasing plan consisting of a written schedule and a drawing illustrating the plan for concurrent review with the application for a binding site plan.

(b) Site improvements designed to relate to, benefit, or be used by the entire development (such as stormwater detention pond or tennis courts in a residential development) shall be noted on the phasing plan. The phasing plan shall relate completion of such improvements to completion of one or more phases or stages of the entire development.

(c) Once a phasing plan has been approved, the information contained therein shall be shown on, or the phasing plan attached to and made a part of, the binding site plan.

(d) Approval of a phasing plan does not constitute approval of the binding site plan. No land may be used, no buildings may be occupied, and no lots may be sold except in accordance with the approved binding site plan.

14.18.160 Acceptance of Site Improvements.

All public and private site improvements must be completed and accepted by the city or subjected to a performance security approved by the department prior to issuing the first building permit for the site, prior to issuing the first building permit for any phase, or prior to issuing a specific building's certificate of occupancy. Alternatively, the department may condition the completion of such improvements pursuant to an approved phasing plan.

14.18.165 Bond or Performance Security.

(a) Prior to issuing the first building permit for a site development, prior to issuing the first building permit for each phase, or prior to issuing a specific building's certificate of occupancy, the director may

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require performance security or security to be provided in a form and amount deemed necessary to assure that all work or actions required by this title are satisfactorily completed in accordance with the approved binding site plan, and to assure that all work or actions not satisfactorily completed will be corrected to comply with the approved binding site plan to eliminate hazardous conditions, to restore environmental damage or degradation, and to protect the health, safety, and general welfare of the public bonding in accordance with Section 14.16A.180, Security Mechanisms.

(b) The bond or other security device must be conditioned on:

- (1) The work or requirements being completed in accordance with the binding site plan;
- (2) On the site being left in a safe condition; and
- (3) On the site and adjacent or surrounding areas being restored in the event of damages or other environmental degradation from development activities conducted pursuant to the binding site plan.

14.18.170 Revisions.

(a) The applicant may revise a binding site plan application or may request that the department revise conditions of binding site plan approval. The department will consider revisions upon an applicant's request, payment of any fees and submittal of materials required by the department.

(b) If a revision to a previously recorded binding site plan or record of survey is approved, the applicant must record the revised binding site plan or record of survey.

(c) Any request for a revision to an approved plan shall be reviewed pursuant to Section 14.16A.235.

14.18.175 Recording with County Auditor.

(a) To finalize an approved boundary line adjustment, it shall be recorded with the Snohomish County Auditor's Office no later than one year after final approval has been issued by the Planning Director or the application and approval shall lapse and a new application must be submitted.

(b) Immediately after recording, copies of the recorded BLA documents shall be provided to the City. The BLA shall not take effect until recorded with the Snohomish County Auditor and copies returned to the City.

14.18.180 Vacation.

The department is authorized to approve vacation of a binding site plan pursuant to Section 14.16A.240 upon the request of all owners of the subject property. If determined appropriate by the department, the Planning Director shall require that all parties having an interest in property subject to the binding site plan consent to vacation and that all legal instruments effecting the division of property into lots be rescinded.