



City of Stevenson

Planning Department

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TO: Planning Commission
FROM: Ben Shumaker
DATE: January 11th, 2021
SUBJECT: Ongoing Review - Land Division Code – Complete Applications, Timelines

Introduction

This memo continues Planning Commission discussion of several proposed changes to 1) SMC Title 16, related to Short Subdivisions, Subdivisions, and Boundary Line Adjustments and 2) SMC Title 17 related to Zoning. Specifically, it introduces common procedural components related to applications under Title 16. These procedures contemplate implementation—for the first time in Stevenson—of a 1995 state law which is commonly encountered by most developers in the state. General discussion is expected as no specific policy guidance points have been identified by staff.

Public Involvement

At the November 2019 meeting, the Planning Commission chose to defer establishing public involvement expectations until a later date. While this memo asks for preliminary planning commission review, it does not anticipate final action on any portion of the proposal. Still, if the Planning Commission wishes to defer offering guidance until additional public involvement is sought, that preference can be accommodated.

Proposal Format

The attachments to this memo contain 1) draft code language, including **yellow highlighting** indicating policies requiring additional input/coordination, 2) a **red box** containing references to existing code which would be replaced, 3) a **yellow box** containing references to regulatory language used by other Washington jurisdictions, and 4) sometimes a **green box** notes to assist understanding of specific staff decisions made in the draft proposal.

This format is used instead of the more frequently used **underline/strikethrough** text of other proposals for 2 reasons. First, because this housecleaning effort involves consolidating up to 4 different policies, it is not possible to track changes in the other fashion. Second, this is a “show your work” effort planning staff hopes will build public trust, thereby allowing the Planning Commission to focus on the content of the proposal.

Determination of Completeness

The Determination of Completeness/Incompleteness process is a necessary procedure of all jurisdictions required by the state to fully plan under the Growth Management Act. While Stevenson is not subject to such requirement, among other benefits the process provides a logical way to:

- 1) Ensure timeliness and fairness of decision making.
- 2) Enhance communication between the City and applicants.
- 3) Determine when proposals have been abandoned.

Draft Timelines

The timelines of the State statute do not perfectly overlay the timelines of the existing municipal code, which alternately uses calendar days and working days when establishing expected decision dates. The proposal uses calendar days only and results in the following changes to the maximum timelines:

- 1) Short Plats: Currently 45 days (unspecified calendar or working), with an interim deadline of 20 working days. The proposal lengthens this timeline to 56 calendar days to incorporate the 28-calendar day period for determination of completeness, a 21-calendar day period for comments from outside the Planning Department, and the balance to incorporate comments into a decision.
- 2) Subdivisions: Currently, no timeline specified. The proposal establishes a maximum 56-calendar day period between submittal of a fully complete application and the Planning Commission hearing.
- 3) Boundary Line Adjustments: Currently 20 working days, within an interim deadline of 10 working days. The proposal lengthens the timeline however the specifics have not yet been developed, likely to be between 35 and 42 calendar days.

Next Steps

Staff will incorporate all guidance provided by the Commission into the evolving draft of the proposed amendments. The Planning Commission should expect this topic to appear on the February agenda.

Prepared by,

Ben Shumaker
Community Development Director

Attachments:

- 1 Draft New Section 16.01.055 – Administrative Provisions
- 2 Draft Amended Section 16.02.100 – Application Procedures—Administrator’s Authority
- 3 Draft Amended Section 16.02.110 – Application Procedures—Distribution of Copies
- 4 Draft Amended Section 16.02.120 – Application Procedures—Findings and Comments
- 5 Draft Amended Section 16.18.060 – Preliminary Plat—Hearing—Held When
- 6 Ongoing Section Tracking

SMC 16.01 – GENERAL PROVISIONSSMC 16.01.055 – Acceptance of Application—Determination of Completeness.

- A. When full application materials are submitted pursuant to SMC 16.01.025, the administrator shall accept the application and note the date of acceptance.
- B. Within 28 calendar days after the date of acceptance, the city shall mail or provide in person a written determination to the applicant, stating either:
 - 1. The application is complete; or
 - 2. The application is incomplete and what is necessary to make the application complete.
- C. An accepted application is complete for purposes of this section when it includes the information below in sufficient detail to continue processing the application:
 - 1. The submission requirements of SMC 16.01.025,
 - 2. The submission requirements of the applicable approval sought, and
 - 3. The submission of information determined to be necessary by the administrator based on Skamania County or city records.
- D. Incomplete Application Procedure.
 - 1. If the applicant receives a determination of an incomplete application, the applicant shall have 120 calendar days to submit the necessary information to the city. Within 14 calendar days after an applicant has submitted additional information, the city shall make the determination as otherwise described in SMC 16.01.055(B) and notify the applicant in the same manner.
 - 2. If the applicant either refuses in writing to submit additional information or does not submit the required information within the 120-day period, the director shall determine the application abandoned therefore withdrawn.
 - 3. In those situations where the administrator has deemed an application withdrawn because the applicant has failed to submit the required information within the necessary time period, the applicant will forfeit the application fee.
- E. An accepted application shall be deemed complete if the city does not provide a written determination to the applicant pursuant to SMC 16.01.055(B). Notwithstanding a failure to provide a determination of completeness, the city may request additional information as provided in SMC 16.01.055(F).
- F. After an application is deemed complete, the City may require additional information related to:
 - 1. An inaccuracy or material fact identified during review of the application;
 - 2. A project modification made voluntarily by the applicant;
 - 3. A project modification made to conform to City requirements.

This Section **REPLACES**: (Text in **bold** is included in the staff draft)

SMC 16.02.110: Application Procedures—Receipt and Distribution of Copies.

- A. Any property owner intending to divide land by this chapter shall obtain a short plat application form and map sheet from the city. The applicant shall then complete the application and map sheet listing all required information as outlined within Sections 16.02.050 and 16.02.090.
 1. Sewage Disposal System. When proposed lots are to be served by an on site sewage disposal system, site evaluations by the district health officer shall be obtained by the applicant prior to the submission of the short plat application...
- B. Upon submission of a short plat application, a date of receipt shall be affixed on the application. The administrator shall then determine whether the requirements of this chapter have been met. An application or map lacking sufficient information for review or not meeting the requirements of the chapter shall be rejected by the short plat administrator and returned to the applicant, and such rejection shall be accompanied by a written statement citing the reason for rejection....

SMC 16.18.040: Preliminary Plat—Submittal, Acceptance and Distribution of Copies.

- A. Preliminary plats are to be submitted to the administrator. When the administrator determines that the items required by the preliminary plat standards of this article have been presented he shall accept the plat for review by the planning commission and date the receipt of the plat.
- B. If these items have not been presented the administrator shall inform the subdivider of the omissions.
- C. Eight copies of the preliminary plat are required. Additional copies may be requested by the administrator.

The following assisted the staff draft (Text in **bold** is included)

Port Angeles PAMC 18.02.040: Determination of Completeness.

- A. **Within 28 days** of receiving a date stamped application, **the City shall** the application and, as set forth below, provide the applicant with a written determination that the application is complete or incomplete.
- B. A development permit application shall be declared complete only when it contains all of the following materials:
 1. A fully completed, signed, and acknowledged development permit application.
 2. A fully completed, signed, and acknowledged environmental checklist for projects subject to review under the State Environmental Policy Act.
 3. All applicable review fees.
 4. The information specified for the desired permit in the appropriate chapters of the Port Angeles Municipal Code and as identified in PAMC 18.02.030.
 5. Any supplemental information or special studies identified by the City.
- C. For applications determined to be incomplete, the City shall identify in writing the specific requirements or information necessary to constitute a complete application. Upon submittal of the additional information, the City shall within 14 days issue a determination of completeness or identify what additional information is required.

Washington RCW 36.70B.070: Project Permit Applications—Determination of Completeness—Notice to Applicant.

- 1) **Within twenty-eight days after** receiving a project permit application, a local government planning pursuant to RCW 36.70A.040 **shall mail or provide in person** a written determination to the applicant, stating either:
 - a) **That the application is complete; or**
 - b) **That the application is incomplete and what is necessary to make the application complete.**
- 2) A project permit **application is complete for purposes of this section when it** meets the procedural **submission requirements** of the local government and is **sufficient for continued processing** even though additional information may be required or project modifications may be undertaken subsequently. The determination of completeness shall not preclude the local government from requesting additional information or studies either at the time of the notice of completeness or subsequently if new information is required or substantial changes in the proposed action occur.
- 3) The determination of completeness may include the following as optional information:
 - a) A preliminary determination of those development regulations that will be used for project mitigation;
 - b) A preliminary determination of consistency, as provided under RCW 36.70B.040; or
 - c) Other information the local government chooses to include.
- 4) a) **An application shall be deemed complete** under this section **if the** local government **does not provide a written determination to the applicant** that the application is incomplete as provided in subsection (1)(b) of this section.
 - b) **Within fourteen days after an applicant has submitted** to a local government **additional information** identified by the local government as being necessary for a complete application, **the** local government **shall** notify the applicant whether the application is complete or what additional information is necessary.

The following assisted the staff draft (Text in bold is included) (continued.)

White Salmon WSMC 19.20.110: Submission and Acceptance of Application—Determination of Completeness—Additional Information and Project Revisions.

- A. Determination of Completeness. **Within twenty-eight calendar days after** receiving a project permit application, **the city shall** mail a determination to the applicant which states **either: (1) that the application is complete; or (2) that the application is incomplete and what is necessary to make the application complete.**
- B. Identification of Other Agencies with Jurisdiction. To the extent known by the city, other agencies with jurisdiction over the project permit application shall be identified in the city's determination required by subsection A of this section.
- C. Incomplete Application Procedure.
 1. **If the applicant receives a determination** from the city that an application is not complete or that additional information is required, **the applicant shall have one hundred twenty calendar days to submit the necessary information to the city. Within fourteen calendar days after an applicant has submitted the requested additional information, the city shall make the determination as described in subsection A of this section and notify the applicant in the same manner.**
 2. **If the applicant either refuses in writing to submit additional information or does not submit the required information within the one hundred twenty-day period, the director shall make a determination that the application has been abandoned and is therefore withdrawn.**
 3. **In those situations where the administrator has deemed an application withdrawn because the applicant has failed to submit the required information within the necessary time period, the applicant will forfeit the application fee.**
- D. City's Failure to Provide a Determination of Completeness. A project permit **application shall be deemed complete** under this section **if the city does not provide a written determination to the applicant** that the application is incomplete as provided in subsection A of this section. **Notwithstanding a failure to provide a determination of completeness, the city may request additional information as provided in subsection F of this section.**
- E. Date of Acceptance of Application. **When** the project permit **application is** determined to be complete, **the director shall accept it and note the date of acceptance.**
- F. Additional Information. A project permit application is complete for purposes of this section when it meets **the submission requirements** in Section 19.10.100, as well as **the submission requirements** contained in **the applicable** development regulations. This determination of completeness shall be made when the application is **sufficient for continued processing** even though additional information may be required or project modifications may be undertaken after submittal. The city's determination of completeness shall not preclude the city from requiring additional information, that the applicant correct plans or perform studies at any time if new information is required for project review, or if there are substantial changes in the proposed action. No application shall be deemed complete before all applicable application review fees stipulated by Chapter 3.36 WSMC as well as fees applicable to other applicable review processes are collected.
 1. Any period during which the city has requested the applicant to correct plans, perform required studies, or provide additional information shall be excluded from the time period provided in this chapter.
 2. The time period for requiring additional information shall be calculated from the date the city notifies the applicant of the need for additional information until the earlier of: (a) the date the city determines whether the information satisfies the request for information; or (b) fourteen calendar days after the date the information has been provided to the city.
- G. Effect of Project Permit Application Revisions—Substantial Revisions. If, in the judgment of the administrator, the content of an application is so substantially revised by an applicant, either voluntarily or to conform with applicable standards and requirements, that such revised proposal constitutes a substantially different proposal than that originally submitted, the administrator shall deem the revised proposal to be a new application.
 1. In reaching a decision whether a revision is substantial, the director shall consider the relative and absolute magnitude of the revision, the environmental sensitivity of the site, any changes in location of significant elements of the project and their relation to public facilities, surrounding lands and land uses and the stage of review of the proposal.
 2. Lesser revisions that would not constitute substantial revisions during early stages of review may be substantial during later stages due to the reduced time and opportunity remaining for interested parties to review and comment upon such changes.
 3. Written notice of such determination of substantial revision shall be provided to the applicant and all parties of record, including the reasons for the administrator's decision.
 4. A determination that any revision is substantial shall result in the time periods set forth in this chapter starting from the date at which the revised project application is determined to be complete. The revised project application shall be subject to all laws, regulations, and standards in effect on the date of the determination of completeness of the substantial revision.

SMC 16.02 – SHORT PLATSSMC 16.02.100 – Application Procedures—Administrator’s Authority.

The land division administrator [SMC 16.01.010.L.1] is vested with authority to summarily approve or disapprove proposed short plats pursuant to the procedures set forth in this article.

This Section **REPLACES**: (Text in **bold** is included in the staff draft)

SMC 16.02.070: Application-Map and Survey Requirements. **The short plat administrator**, referred to as the administrator, **is vested with the duty of administering the provisions of this chapter and with authority to summarily approve or disapprove proposed short plats pursuant to the procedures set forth in this chapter.** The administrator shall prepare and require use of such forms as are necessary for the administration of this chapter.

The following assisted the staff draft (Text in bold is included)

None.

The following notes provide additional context for this change:

- See also the proposed definition at SMC 16.01.010.L.1, “Land Division Administrator”.
- See also proposed provision at SMC 16.01.015.B.2&3.

SMC 16.02 – SHORT PLATSSMC 16.02.110 – Application Procedure—Distribution of Copies.

- A. [Reserved]
- B. [Reserved]
- C. After an application is deemed complete under SMC 16.01.055, the administrator shall distribute copies of the short plat application and map to the following as is necessary:
 1. City public works department;
 2. City clerk-treasurer;
 3. Southwest Washington Health District;
 4. City planning commission;
 5. Washington State Department of Transportation if the short plat is located adjacent to the right-of-way of a state highway;
 6. Any state or local agency which may have an interest in the short plat as determined by the administrator;
 7. The administrator will mail a notice of the proposed short plat to the latest recorded real property owners as shown by the records of the county assessor, who share a common boundary line with property being short platted, by United States first class mail.

This Section **REPLACES**: (Text in **bold** is included in the staff draft)

SMC 16.02.120: Application Procedure—Findings and Comments.

- A. Any property owner intending to divide land by this chapter shall obtain a short plat application form and map sheet from the city. The applicant shall then complete the application and map sheet listing all required information as outlined within Sections 16.02.050 and 16.02.090.
 1. Sewage Disposal System. When proposed lots are to be served by an on site sewage disposal system, site evaluations by the district health officer shall be obtained by the applicant prior to the submission of the short plat application.
 2. Private Roads-Maintenance. Every short plat containing a private road serving two or more lots shall be accompanied by a private road maintenance agreement signed by the short plat subdivider. The agreement shall be recorded with the auditor.
- B. Upon submission of a short plat application, a date of receipt shall be affixed on the application. The administrator shall then determine whether the requirements of this chapter have been met. An application or map lacking sufficient information for review or not meeting the requirements of the chapter shall be rejected by the short plat administrator and returned to the applicant, and such rejection shall be accompanied by a written statement citing the reason for rejection.
- C. **After** the short plat administrator determines that the proposed short plat application and map contain the required information and data, **the administrator shall distribute copies of the short plat application and map to the following as is necessary:**
 1. **City public works department;**
 2. **City clerk-treasurer;**
 3. **Southwest Washington Health District;**
 4. **City planning commission;**
 5. **Washington State Department of Transportation if the short plat is located adjacent to the right-of-way of a state highway;**
 6. **Any state or local agency which may have an interest in the short plat as determined by the administrator;**
 7. **The administrator will mail a notice of the proposed short plat to the latest recorded real property owners as shown by the records of the county assessor, who share a common boundary line with property being short platted, by United States first class mail.**

The following assisted the staff draft (Text in bold is included)

None.

The following notes provide additional context for this change:

None.

SMC 16.02 – SHORT PLATSSMC 16.02.120 – Application Procedures—Findings and Comments.

- A. The short plat administrator shall set a date for return of findings and recommendation from each agency and adjacent property owner, the date to be within 21 calendar days from the date of transmittal to each agency and adjacent property owner.
- B. The public works director shall notify the administrator whether:
 1. Road access, surface drainage and road construction comply with current city standards;
 2. City utilities and fire protection are available to each lot or indicate the improvements that will be needed.
- C. The clerk-treasurer shall notify the administrator if the property is clear of city liens and assessments.
- D. The administrator shall receive the district health officer's findings whether:
 1. Water supply methods and sanitary sewer disposal methods contemplated for use in the proposed short plats, do or do not conform with current standards; and
 2. Where sanitary sewers are not available, that each lot contains adequate area and proper soil, topographic and drainage conditions to be served by an on-site sewage disposal system.
- E. The administrator shall receive comments from other agencies, adjacent property owners and any other interested persons.
- F. The planning commission may submit any findings and recommendations to the administrator for any short plat applications it has decided to review.

This Section **REPLACES**: (Text in **bold** is included in the staff draft)

SMC 16.02.120: Application Procedure—Findings and Comments.

- A. The short plat administrator shall set a date for return of findings and recommendation from each agency and adjacent property owner, the date to be within twenty working days from the date of transmittal to each agency and adjacent property owner.**
- B. The public works director shall notify the administrator whether:**
 - 1. Road access, surface drainage and road construction comply with current city standards;**
 - 2. City utilities and fire protection are available to each lot or indicate the improvements that will be needed.**
- C. The clerk-treasurer shall notify the administrator if the property is clear of city liens and assessments.**
- D. The administrator shall receive the district health officer's findings whether:**
 - 1. Water supply methods and sanitary sewer disposal methods contemplated for use in the proposed short plats, do or do not conform with current standards; and**
 - 2. Where sanitary sewers are not available, that each lot contains adequate area and proper soil, topographic and drainage conditions to be served by an on-site sewage disposal system.**
- E. The administrator shall receive comments from other agencies, adjacent property owners and any other interested persons.**
- F. The planning commission may submit any findings and recommendations to the administrator for any short plat applications it has decided to review.**

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The following notes provide additional context for this change:

- See also the proposed definition at SMC 16.01.010.L.1, "Land Division Administrator".
- See also proposed provision at SMC 16.01.015.B.2&3.

SMC 16.02 – SHORT PLATS

SMC 16.18.060 – Preliminary Plat—Hearing—Held When.

Upon receipt of a complete application the administrator shall set a date for public hearing before the Planning Commission. Said date shall be within 28 calendar days after the date an application is determined complete pursuant to SMC 16.01.055.

This Section **REPLACES**: (Text in **bold** is included in the staff draft)
SMC 16.18.060: Preliminary Plat—Hearing—Held When. **Upon receipt of a preliminary plat and payment of fees to the clerk-treasurer, the administrator shall set a date for public hearing before the planning commission.**

The following assisted the staff draft (Text in bold is included)
None.

The following notes provide additional context for this change:

- See also the proposed definition at SMC 16.01.010.L.1, “Land Division Administrator”.
- See also proposed provision at SMC 16.01.015.B.2&3.

ARTICLE I Provisions Applicable to All Proposals	ARTICLE I Short Plats	ARTICLE II Subdivisions	New Article V Subsequent Approvals
SMC 16.01.005 – Purpose	SMC 16.02.005 – Purpose	SMC 16.14.005 – Purpose	SMC 16.70 – Subsequent Approvals, Generally
SMC 16.01.010 – Definitions	SMC 16.02.010 – Definitions	SMC 16.14.010 – Administration	SMC 16.70.010 – Authority
SMC 16.01.015 – Administrative Provisions	SMC 16.02.020 – Applicability of Chapter Provisions	SMC 16.14.015 – Interpretation of Provisions	SMC 16.71 – Boundary Line Adjustment
SMC 16.01.020 – Preliminary Responsibilities & Inquiries	SMC 16.02.030 – Exemptions from Chapter Applicability	SMC 16.14.020 Compliance Required-Resubdivision of Short Subdivision Permitted When.	SMC 16.71.010 – Approval Required.
SMC 16.01.025 – Applications-Contents Generally	SMC 16.02.040 – Resubdivision Restrictions	SMC 16.14.030 – Exemptions	SMC 16.71.020 – Exemptions
SMC 16.01.030 – Fees	SMC 16.02.050 – Application-Contents Generally	SMC 16.16.010 – 230 – Definitions	SMC 16.71.030 – Application
SMC 16.01.055 – Application Acceptance—Determination of Completeness	SMC 16.02.060 – Application Form	SMC 16.18.010 – Notification Form-Submittal	SMC 16.71.040 – Review Procedures
	SMC 16.02.070 – Application-Map and Survey Requirements	SMC 16.18.020 – Preliminary Conference	SMC 16.71.050 – Review Criteria
	SMC 16.02.080 – Application-Title Report	SMC 16.18.025 – Site Evaluation-Critical Areas	SMC 16.71.060 – Effect of Approved Boundary Line Adjustment
	SMC 16.02.090 – Application-Fee	SMC 16.18.030 – Preliminary Responsibilities and Inquiries	SMC 16.73 – Lot Line Elimination
	SMC 16.02.100 – Application Review-Administrator's Authority	SMC 16.18.040 – Preliminary Plat-Submittal, Acceptance and Distribution of Copies	SMC 16.73.010 – Approval Required.
	SMC 16.02.110 – Application Procedures-Receipt and Distribution of Copies	SMC 16.18.050 – Preliminary Plat-Fees	SMC 16.73.020 – Exemptions
	SMC 16.02.120 – Application Procedures-Findings and Comments	SMC 16.18.060 – Preliminary Plat-Hearing-Held When	SMC 16.73.030 – Application
	SMC 16.02.130 – Application Procedures-Summary Determination of Compliance	SMC 16.18.070 – Preliminary Plat-Hearing-Notice	SMC 16.73.040 – Review Procedures
	SMC 16.02.140 – Application Procedures-Conditional Approval	SMC 16.18.080 – Preliminary Plat-Distribution of Copies	SMC 16.73.050 – Review Criteria
	SMC 16.02.150 – Application Procedures-Final Approval and Recording	SMC 16.20.010 – Scope and Continuance	SMC 16.73.060 – Effect of Approved Lot Line Elimination
	SMC 16.02.160 – Application Procedures-Unapproved Short Plats Shall Not be Recorded	SMC 16.20.020 – Recommendation by Agencies	SMC 16.75 – Plat Alteration
	SMC 16.02.165 – Disapproval—Resubmittal—Additional Fee.	SMC 16.20.030 – Facility Improvement Considerations	SMC 16.75.010 – Approval Required.
	SMC 16.02.170 – Application Procedures-Appeal of Administrator's Decision	SMC 16.20.040 – Hearing Records-Inspection by Public	SMC 16.75.020 – Exemptions
	SMC 16.02.180 – Review Standards-Design Requirements	SMC 16.20.050 – Report to Board after Hearing	SMC 16.75.030 – Application
	SMC 16.02.190 – Review Standards-Lot Sizes, Dimensions and Proportions	SMC 16.20.060 – Disapproval-Resubmittal-Additional Fee	SMC 16.75.040 – Review Procedures
	SMC 16.02.195 – Review Standards-Through Lots	SMC 16.22.010 – Preliminary Plat Hearing-Date	SMC 16.75.050 – Review Criteria
	SMC 16.02.200 – Review Standards-Access	SMC 16.22.020 – Preliminary Plat Hearing-Acceptance or Rejection of Recommendation	SMC 16.75.060 – Effect of Approved Plat Alteration
	SMC 16.02.210 – Review Standards-Public and Private Roads	SMC 16.22.030 – Rejected Preliminary Plat-Public Hearing	SMC 16.77 – Plat Vacation
	SMC 16.02.220 – Review Standards-Water Supply and Sanitary Sewer Systems	SMC 16.22.040 – Preliminary Plat Procedures-Recording	SMC 16.77.010 – Approval Required.
	SMC 16.02.230 – Review Standards-Utility and Drainage Easements	SMC 16.24.010 – Effect of Approval	SMC 16.77.020 – Exemptions
	SMC 16.02.240 – Review Standards-Sidewalks	SMC 16.24.020 – Expiration of Approval-Forfeiture of Fees	SMC 16.77.030 – Application
	SMC 16.02.250 – Ancillary Proceedings-Variations	SMC 16.24.030 – Approval not to Authorize Further Divisions or Transfers	SMC 16.77.040 – Review Procedures
	SMC 16.02.260 – Ancillary Proceedings-Plat Alteration Involving a Public Dedication	SMC 16.26.010 – Filing of Final Plat-Time Limit	SMC 16.77.050 – Review Criteria
	SMC 16.02.270 – Ancillary Proceedings-Plat Vacation	SMC 16.26.020 – Administrator Review and Acceptance Criteria	SMC 16.77.060 – Effect of Approved Plat Vacation
	SMC 16.02.280 - Enforcement	SMC 16.26.030 – Performance Bone-In lieu of Completion of Improvements	SMC 16.79 – Tax Parcel Segregation
		SMC 16.26.040 – Copy Distribution Prior to Approval	SMC 16.79.010 – Approval Required.
		SMC 16.26.050 – Submittal to Board	SMC 16.79.020 – Deed Notice, Exemption, and Release
		SMC 16.26.060 – Approval or Disapproval-Considerations	SMC 16.79.030 – Enforcement, Remedy.
		SMC 16.26.070 – Recording Time Limit	
		SMC 16.26.080 – Recording Fee	
		SMC 16.26.090 – Final Plat Approval-Extensions	
		SMC 16.28.010 – Indication on Plats	
		SMC 16.28.020 – Required Dedication Provisions	
		SMC 16.28.030 – Protective Improvements-Dedication Required	
		SMC 16.28.040 – Private Roads-Landowner Responsibility	
		SMC 16.28.050 – Lot Access Required	
		SMC 16.28.060 – Public Water Access Requirements	
		SMC 16.28.070 – Conveyance to Corporation Requirements	
		SMC 16.28.080 – Acquisition by Public Agency Requirements	
		SMC 16.28.090 – Reserved Land Development	
		SMC 16.30.010 – General Standards	
		SMC 16.30.020 – Protective Improvements Required When-Denotation on Final Plat Required	
		SMC 16.30.030 – Lot Size and Dimensions	
		SMC 16.30.040 – Blocks	
		SMC 16.30.050 – Reverse Frontage Lots	
		SMC 16.30.060 – Lot Access	
		SMC 16.30.070 – Utility Easement	
		SMC 16.30.080 – Underground Utility Installations	
		SMC 16.30.090 – Drainage and Storm Sewer Easements	
		SMC 16.30.100 – Water Supply and Sanitary Sewer Systems	
		SMC 16.30.120 – Roads	
		SMC 16.30.140 – Street Right-of-Way Widths	
		SMC 16.32.010 – Test Standards	
		SMC 16.32.020 – Tests Required When	
		SMC 16.32.030 – Submittal of Test Data	
		SMC 16.34.010 – Required-Standards-Certification	
		SMC 16.34.020 – Data Required	
		SMC 16.34.030 – Section Reference Points Required	
		SMC 16.34.040 – Monument Reference under State Plane Coordinate System	
		SMC 16.34.050 – Permanent Control Monuments-Required Locations-Standards	
		SMC 16.34.060 – Permanent Control Monuments in Roads	
		SMC 16.34.070 – Lot Corner Demarcation	
		SMC 16.34.080 – Property Contiguous to Water-Demarcation	
		SMC 16.36.010 – Preliminary Plat Standards and Specifications	
		SMC 16.36.020 – Final Plat-Standards Generally	
		SMC 16.36.030 – Final Plat-Map-Required-Contents	
		SMC 16.36.040 – Final Plat-Section Reference Map-Required-Contents	
		SMC 16.36.050 – Final Plat-Required Written Data and Documents	
		SMC 16.37.010 – Purpose of Provisions and Conditions for Adjustment	
		SMC 16.37.020 – Definitions	
		SMC 16.37.030 – Approval Required	
		SMC 16.37.040 – Application Requirements	
		SMC 16.37.050 – Administrative Review	
		SMC 16.37.060 – Recording	
		SMC 16.37.070 – Violations-Penalties	
		SMC 16.38.010 – Variations-General Criteria	
		SMC 16.38.020 – Variations to More Restrictive Standards	
		SMC 16.40.010 – Plat Acceptance Refusal-Appeal Procedure	
		SMC 16.40.020 – Plat Final Decision-Appeal Procedure-Time Limit	
		SMC 16.40.030 – Writ of Review-Application-Transcription Costs	
		SMC 16.42.010 – Development Permit Issuance-Planning Commission Approval Required-Approval Criteria	
		SMC 16.42.020 – Development Permit Issuance-Council Approval Required-Approval Criteria	
		SMC 16.44.010 – Violation Deemed Misdemeanor	
		SMC 16.44.020 – Illegal Transfer Designated	
		SMC 16.44.030 – Violations-Penalty	
		SMC 16.44.010 – Purchaser Damage Recovery	
ZONING CODE TITLE 17			
SMC 17.10.420 – Lot			
SMC 17.10.422 – Lot, Corner			
SMC 17.10.423 – Lot, Interior			
SMC 17.10.425 – Lot, Through			
SMC 17.10.430 – Lot Area			
SMC 17.10.450 – Lot Depth			
SMC 17.10.460 – Lot Width			
SMC 17.10.570 – Lot Area, Net			
SMC 17.10.780 – Street			
SMC 17.38.015 – Combination of Lots Authorized			