

CITY OF GRANITE FALLS
SUBDIVISION ORDINANCE
ORDINANCE NO. 563

**AN ORDINANCE OF THE CITY OF GRANITE FALLS,
WASHINGTON, RELATING TO SUBDIVISIONS OF LAND,
ADOPTING TITLE 18 TO THE GRANITE FALLS MUNICIPAL
CODE TO APPLY TO ALL SUBDIVISIONS AND DIVISIONS
OF LAND IN THE CITY, DESCRIBING THE PROCEDURES
FOR APPLICATIONS, REVIEW, APPROVAL, CONDITIONING,
ENFORCEMENT AND PENALTIES FOR VIOLATIONS.**

WHEREAS, the City Subdivision Code is derived from the State Subdivision Act, chapters 58.17 of the Revised Code of Washington (“RCW”), and any differences are matters of purely local concern; and

WHEREAS, the Regulatory Reform Act (Chapter 347, Washington Laws of 1955) requires that subdivision applications be processed according to a new statutory framework for project permitting; and

WHEREAS, the State Subdivision Act, Section 58.17 RCW, has also undergone substantial revisions; now, therefore,

THE CITY COUNCIL OF THE CITY OF GRANITE FALLS,
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. A new Title 18 is hereby added to the Granite Falls Municipal Code, to read as follows:

TITLE 18
SUBDIVISIONS

CHAPTER 18.01
GENERAL PROVISIONS

18.01.010	Short Title
18.01.020	Purpose
18.01.030	Authority
18.01.040	Scope
18.01.050	Exemptions
18.01.060	Effect of Filing a Complete Application

18.01.010 Short Title. The ordinance codified in this title shall be known as the Granite Falls Subdivision Code.

18.01.020 Purpose. The purpose of this chapter is to regulate the subdivision of land and to promote the public health, safety and general welfare in accordance with standards established by the state to prevent the overcrowding of land, to lessen congestion in the streets and highways, to promote effective use of land; to promote safe and convenient travel by the public on streets and highways; to provide for adequate light and air, to facilitate adequate provision for water, sewerage, utilities, drainage, parks and recreation areas, sites for schools and school grounds and other public requirements; to provide for proper ingress and egress, to provide for the expeditious review and approval of proposed subdivisions which conform to zoning standards and local plans, minimum development standards and policies; to adequately provide for the housing and commercial needs of the citizens of the state; and to require uniform monumenting of land subdivisions and conveyancing by accurate legal description. The Subdivision Ordinance is to be used generally. The Planned Residential Development Ordinance is an alternative if the conditions of the Planned Residential Development Ordinance are met.

18.01.030 Authority. The Granite Falls City Council delegates the responsibility for making final determinations on boundary line adjustments to the Planning Commission. The Granite Falls City Council shall have the authority to make final decisions on short plats, preliminary plats, plat alterations, plat vacations, and all final plats.

18.01.040 Scope. Any division, redivision, platting or subdivision or any division of land containing a dedication of any part thereof to any public purpose (such as a public street or a highway), shall comply with the provisions of this title.

18.01.050 Exemptions. This title shall not apply to divisions and activities described in RCW 58.17.040 or Boundary Line Adjustments.

18.01.060 Effect of Filing Completed Application.

A. A proposed division or subdivision of land shall be considered under the subdivision code; and zoning or other land use control ordinances in effect at the time a fully completed application for preliminary plat approval or short plat approval of the subdivision has been submitted to the City Council.

B. The limitations imposed by this section shall not restrict conditions imposed under the State Environmental Police Act ("SEPA"), chapter 43.21C RCW, and the City's SEPA regulations.

**CHAPTER 18.02
SHORT PLATS**

18.02.010	Requirements for a Completed Application
18.02.020	Criteria for Approval
18.02.030	Findings and Conclusions
18.02.040	Construction of Improvements
18.02.050	Prohibition on Further Division
18,02.060	Time Frame for Approval

18.02.010 Requirements for a Complete Application.

A. Number of Copies: seven (7).

B. A proposed short plat must include pertinent survey data compiled as a result of a survey made by or under the supervision of a land surveyor registered in the state and engaged in land surveying.

C. Application Contents: In addition to the requirements for a completed application as set forth in Section 17.03.030, an application for a short plat shall submit the following:

1. a sketch or map using a scale of 100 feet to one inch or larger of the entire contiguous tract owned by the applicant which shall show:

a. the owners of adjacent land and the names of any adjacent subdivisions;

b. lines marking the boundaries of the proposed lots;

c. approximate locations of existing streets and ways or easements for such streets and ways within and adjacent to the tract;

d. legal description of the tract and legal descriptions of all proposed lots;

e. name and address of the owner(s) of the tract;

2. certificate giving full and complete description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with free consent, and in accordance with the desires of the owner(s). If the short plat includes a dedication, the certificate shall also contain the dedication of all streets and other areas to the public, and individual(s), religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of the road. The certificate shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided.

3. all short plats containing a dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the plat is in the name of the owner signing the certificate. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation, or grant as shown on the face of the plat shall be considered to all intents and purposes as a quit claim deed to the donee(s), grantee(s) for his, her or their use for the purpose intended by the donors or grantors as aforesaid.

18.02.020 Criteria for Approval. The Planning Commission reviews a short plat application and recommends approval, denial or approval with modifications to the City Council. The City Council approves the short subdivision and short plat after making a determination:

A. whether the application complies with Chapter 18.02 of this Title, General Requirements for Subdivision Approval.

B. if appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and

C. whether the public interest will be served by the subdivision and dedication.

18.02.030 Findings and Conclusions. The City Council shall not approve a short plat and short subdivision unless written findings are made that:

1. the application complies with Chapter 18.02;

2. appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions who walk to and from school; and

3. the public use and interest will be served by the platting of such subdivision and dedication.

18.02.040 Construction of Improvements. An approved short plat shall not be filed for record until the applicant has constructed or bonded for all improvements required by the City Council in the final decision on the short plat, pursuant to Section 18.02.

18.02.050 Prohibition on Further Division. Property in short subdivisions may not be further divided in any manner within a period of five years without the filing of a final plat, except that when the short plat contains less than four parcels, nothing in this section shall prevent the owner who filed the short plat from filing an alteration within the five year prior to create up to a total of four lots within the original short plat boundaries.

18.02.060 Time Frame for Approval. Short plats shall be approved, disapproved or returned to the applicant within one hundred twenty days after the date of filing of a complete application unless the time period is excluded from the 120 day calculation per RCW 36.70B or if the applicant agrees to an extension of time.

**CHAPTER 18.03
PRELIMINARY PLATS (LONG SUBDIVISION)**

- 18.03.010 Requirements for a Completed Application
- 18.03.020 Type of Application
- 18.03.030 Criteria for Approval
- 18.03.040 Findings and Conclusions
- 18.03.050 Time Frame for Approval

18.03.010 Requirements for a Completed Application.

A. Number of Copies: ten (10).

B. Application contents: In addition to the requirements for a completed application as set forth in Section 19.02.002, an applicant for a preliminary plat shall submit the following:

1. A map or sketch using a scale of 100 feet to one inch or larger, showing:

a. topographical and other data depicting:

(1) boundary lines including bearing and distance;

(2) easements, including location, width and purpose;

(3) streets on and adjacent to the tract, including name and right-of-way width and location; type, width and elevation of surfacing, walks, curbs, gutters, culverts, etc;

(4) ground elevations on the tract, based on a datum plane approved by the city engineer; for land that slopes less than approximately two percent, show spot elevations at all breaks in grade, along all drainage channels or swales, and all selected points not more than one hundred feet apart in all directions; for land that slopes more than approximately two percent, either show contours with an interval of not more than five feet if ground slope is regular and such information is sufficient for planning purposes, or show contours with an interval of not more than two feet if necessary because of irregular land or need for more detailed data for preparing plans and construction drawings;

(5) other conditions on adjacent land, including approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nonresidential land uses or platted land within three hundred feet (300') of the subject property. Refer to subdivision plat by name, recording date, volume and page number, and show lot size, and dwelling units;

b. utilities on and adjacent to the tract, including location, size and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles, and street lights. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest ones, showing invert elevation of sewers;

c. other conditions on the tract including watercourses, marshes, rock outcrop;

d. zoning district designations, on and adjacent to the tract;

e. proposed public improvements, including highways or other major improvements planned by public authorities for future construction on or near the tract;

f. vicinity showing location of the tract;

- g. sites, if any, to be reserved or dedicated for parks, playgrounds, or other public uses;
- h. sites, if any, for multi-family dwellings, shopping centers, churches, industry or other nonpublic uses exclusive of single-family dwellings;
- i. minimum building setback lines;
- j. site data, including number of residential lots, typical lot size, and acres in parks, etc.;
- k. plat name, scale, north arrow and date;
- l. typical cross-sections of the proposed grading, roadway and sidewalk;
- m. proposed sanitary, stormwater and water systems plan with points of connection, grades and sizes indicated;

2. Title and certificates, including a legal description according to official records in the office of the county auditor; pertinent survey data compiled as a result of a survey made by or under the supervision of a land surveyor registered in the state and engaged in land surveying which contains notation stating acreage, scale, north arrow, datum, bench marks, certification of registered civil engineer or surveyor, date of survey;

3. Draft of proposed covenants, if any.

18.03.020 Type of Application. The City Council shall make the final decision on a preliminary plat. The application shall be processed as set forth in Title 17 of this Code.

18.03.030 Criteria for Approval. The Planning Commission reviews a preliminary plat application and recommends approval, denial or approval with modifications to the City Council. The City Council approves the preliminary plat after making a determination:

A. whether the preliminary plat conforms to Chapter 18.04. General Requirements for Subdivision Approval;

B. if appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

C. whether the public interest will be served by the subdivision and dedication.

18.03.040 Findings and Conclusions. The City Council shall not approve the preliminary plat unless written findings are made that:

A. the preliminary plat conforms to Chapter 18.04, General Requirements for Subdivision Approval;

B. appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

C. the public use and interest will be served by the platting of such subdivision and dedication.

18.03.050 Time Frame for Approval. Preliminary plats of any proposed subdivision and dedication shall be approved, disapproved, or returned to the applicant for modification or correction within one hundred twenty days from the date of filing of a complete application, unless the time period is excluded from the 120 day calculation per RCW 36.70B or if the applicant agrees to an extension of time; PROVIDED, that if an environmental impact statement is required as provided in RCW 43.21C.030, the one hundred twenty day period shall not include the time spent preparing and circulating the environmental impact statement by the local government agency.

CHAPTER 18.04
FINAL PLATS

18.04.010	Requirements for a Completed Application
18.04.020	Type of Application
18.04.030	Time Frame for Submission of Final Plat
18.04.040	Recommendation as Prerequisites for Final Plat Approval
18.04.050	Criteria for Approval
18.04.060	Effect of Final Plat Approval
18.04.070	Time Frame for Approval

18.04.010 Requirements for a Completed Application.

A. 5 copies of construction drawings.

B. Work done by the City in connection with the checking, computing and correcting of the plat, and for plan checking, inspecting, and testing as to all plat improvements including water lines, sanitary sewer lines, storm water retention and drainage systems, streets, curbs, gutters and sidewalks.

C. Application Contents: In addition to the requirements for a completed application set forth in Section 19.02.002, the applicant shall submit the following:

1. final plat on reproducible mylar or equivalent, 17" wide by 22" long, scale of 100 feet to 1" or larger (preferred scale 50 feet to one inch). The plat must contain:

a. primary control points, approved by the city engineer, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred;

b. tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites, with accurate dimensions, bearings, and radii, arcs, central angles of all curves arcs;

c. name and right-of-way width of each street or other right-of-way;

- d. location, dimensions and purpose of any easement;
- e. tract number to identify each lot or site;
- f. purpose for which sites, other than residential lots, or dedicated or reserved;
- g. minimum building setback line on all lots and other sites;
- h. location and description of monuments by symbol;
- i. reference to plats of adjoining land by their recorded name, date, volume and page number;
- j. certification by licensed land surveyor or licensed professional civil engineer substantially in the following form: etc.
- k. a certificate giving a full and correct description of the lands divided as they appear on the plat, including a statement that the subdivision has been made with the free consent and in accordance with the desires of the owner(s). If the plat contains a dedication, the certificate shall also contain the dedication of all streets and other areas to the public, and individual(s) religious society or societies or to any corporation, public or private as shown on the plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of the road. The certificate shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided.

2. every plat containing a dedication filed for record must be accompanied by a title report conforming that the title of the lands as described and shown on the plat is in the name of the owners signing the certificate;

3. an offer of dedication may include a waiver of right of direct access to any street from any property, and if the dedication is accepted any such waiver is effective. Such waiver may be required by

the city as a condition of approval. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation, or grant as shown on the face of the plat shall be considered to all intents and purposes as a quit claim deed to the donee or donees, grantee or grantees for his, her, or their use for the purpose intended by the donors or grantors as aforesaid;

4. plat name, scale, north arrow, date and legend of symbols.

5. plans and profiles of all utilities and street improvements showing approval of the design by the city engineer.

6. certificate of completion of one of the following alternatives shall accompany the final plat:

a. all improvements have been installed in accord with the requirements of these regulations and accepted by the City upon the recommendation of the city engineer as certified by the city clerk;

b. that approved plans are on file with the city engineer for all required utilities and street improvements and a cash or surety bond as provided in the Granite Falls Municipal Code has been posted with the city clerk and deposited with the city treasurer.

18.04.020 Type of Application. The City Council shall make the final decision on a final plat. Applications shall be processed as set for in Title 17 of this Code.

18.04.030 Time Frame for Submission of Final Plat. A final plat meeting all requirements of Chapter 58.17 RCW and this Title shall be submitted to the City for approval within five years of the date of preliminary plat approval.

18.04.040 Recommendation as Prerequisites for Final Plat Approval. Each preliminary plat submitted for final approval shall be accompanied by the following recommendations:

A. Adequacy of the proposed means of sewage disposal and water supply.

B. Planning Commission's recommendation as to compliance with all of the terms of preliminary approval of the proposed plat or subdivision;

C. City Engineer.

Except as provided in RCW 58.17.140, an agency or person issuing a recommendation for subsequent approval under subsections (A) and (C) of this section shall not modify the terms of its recommendations without the consent of the applicant.

18.04.050 Criteria for Approval. A final plat application shall be approved if the subdivision proposed for approval:

A. meets all general requirements for plat approval as set forth in Chapter 18.06 of this Title, General Requirements for Subdivision Approval;

B. conforms to all terms of the preliminary plat approval; and

C. meets the requirements of chapter 58.17 RCW, other applicable state laws, this Title 18 and any other applicable City ordinances which were in effect at the time of preliminary plat approval.

D. the City Council shall make written findings of fact relating to its decision on the final plat, and if approved, shall suitably inscribe and execute its written approval on the face of the plat.

18.04.060 Effect of Final Plat Approval. Any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of five years from the date of filing. A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances and regulations in effect at the time of approval under RCW 58.17.150(a) and (3) for a period of five years after final plat approval unless the City Council finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.

18.04.070 Time Frame for Approval. Final plats shall be approved, disapproved or returned to the applicant within thirty (30) days after the filing of a complete application, unless the applicant consents to an extension of such time period.

CHAPTER 18.05
PLAT VACATION AND ALTERATION

- 18.05.010 Requirements for a Complete Plat Vacation Application
- 18.05.020 Type of Approval and Criteria for Approval of a Plat Vacation
- 18.05.030 Requirements for a Complete Plat Alteration Application
- 18.05.040 Type of Approval and Criteria for Approval of a Plat Alteration

18.05.010 Requirements for a Complete Plat Vacation Application.

A. **Application contents:** In addition to the requirements for a completed application as set forth in Section 17.03, an applicant for a plat vacation shall submit the following:

1. the reasons for the proposed vacation;
2. signatures of all parties having an ownership interest in that portion of the subdivision proposed to be vacated;
3. if the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for vacation 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 vacation of the subdivision or portion thereof.
4. a copy of the approved plat sought to be vacated, together with all plat amendments recorded since the date of the original approval.

18.05.020 Type of Approval and Criteria for Approval of a Plat Vacation.

A. **Type of Application.** A plat vacation is a Type II application. The City Council makes the final decision.

B. Criteria for Approval. The plat vacation may be approved or denied after a written determination is made whether the public use and interest will be served by the vacation of the subdivision. If any portion of the land contained in the subdivision 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 shall set for findings that the public use would not be served in retaining title to those lands.

C. Vacation of Streets. When the vacation application is specifically for a city street vacation, the City's street vacation procedures shall be utilized. When the application is for the vacation of a plat together with the streets, the procedure for vacation in this section shall be used, but vacations of streets may not be made that are prohibited under chapter 35.70 RCW or the City's street vacation ordinance.

D. Easements established by a dedication are property rights that cannot be extinguished or altered without the approval of the easement owner or owners, unless that plat or other document creating the dedicated easement provides for an alternative method or methods to extinguish or alter the easement.

18.05.030 Requirements for a Complete Plat Alteration Application.

A. Application Contents: In addition to the requirements for a completed application as set forth in Section 17.03, an applicant for a plat alteration shall submit the following:

1. signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites or divisions in the subject subdivision or portion to be altered;
2. if the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, 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 portion thereof.
3. a copy of the approved plat sought to be vacated, together with all plat amendments recorded.

18.05.040 Type of and Criteria for Approval of a Plat Alteration.

A. Type of Application. A plat alteration is a Type II application. The City Council renders the final decision.

B. Criteria for Approval. The plat alteration may be approved or denied after a written determination is made whether the public use will be served by the alteration of the subdivision. 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 the adjacent properties. A plat alteration must also be consistent with Section 18.07.002(d) herein.

C. Revised Plat. After approval of the alteration, the City Council shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the Mayor, shall be filed with the County Auditor to become the lawful plat of the property.

CHAPTER 18.06

GENERAL REQUIREMENTS FOR SUBDIVISION APPROVAL

- 18.06.010 General Requirements for Approval of Subdivision
- 18.06.020 Certificate to Accompany Final Plat or Short Plat
- 18.06.030 General Requirements for Filing Final Plat for Record
- 18.06.040 Compliance with City's Public Works Standards

18.06.010 General Requirements for Approval of Subdivisions. In addition to the criteria for approval applicable to an individual application, all subdivisions must meet the following general requirements in order to be approved:

A. Zoning. No subdivision may be approved unless written findings of fact are made that the proposed subdivision or proposed short subdivision is in conformity with any applicable zoning ordinance, comprehensive plan or other existing land use controls.

B. Dedications, generally:

1. An offer of dedication may include a waiver of right of direct access to any street from any property, and if the dedication is accepted, any such waiver is effective. The City may require such waiver as a condition of approval.

2. Roads not dedicated to the public must be clearly marked on the face of the plat.

3. Any dedication, donation or grant as shown on the face of the plat shall be considered to all intents and purposes, as a quit claim deed to the said donee(s) grantee(s) for his/her/their use for the purpose intended by the donor(s) or grantor(s).

4. If the plat or short plat is subject to a dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public and individual(s), religious society(is) or to any corporation, public or private, as shown on the plat or short plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat.

5. Every plat and short plat containing a dedication filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication.

6. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. No dedication, provision of public improvements or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property.

C. Dedication of Public Park. If the preliminary plat includes a dedication of a public park with an area of less than two acres and the donor has designated that the park be named in honor of a deceased individual of good character, the City Council shall adopt the designated name.

D. Release from Damages. The City Council shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

E. Flood, Inundation or Swamp Conditions. A proposed subdivision may be disapproved because of flood, inundation, or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved covering any land situated in a flood control zone as provided in chapter 86.16 RCW without the prior written approval of the state department of ecology.

F. Bonds. In lieu of the completion of the actual construction of any required improvements prior to the approval of a short or final plat, the City Council may accept a bond, approved as to form by the City Attorney, in an amount and with surety and conditions satisfactory to it, or other secure method, providing for and securing to the City the actual construction and installation of such improvements within a period specified by the City and expressed in the bonds. In addition, the City may require the posting of a bond securing to the City the successful operation of improvements for up to two years after final approval. All bonded improvements shall be designed and certified by or under the supervision of a registered civil engineer prior to the acceptance of such improvements.

18.06.020 Certificate to Accompany Final Plat or Short Plat. Every final plat or short plat of a subdivision or a short subdivision filed for record must contain a certificate giving full and correct description of the lands divided as they appear on the plat or short plat, including a statement that the subdivision or short subdivision has been made with the free consent and in accordance with the desires of the owner(s).

18.06.030 General Requirements for Filing Plat for Record. Each and every plat or replat of any property filed for record shall:

A. contain a statement of approval from the city engineer as to the layout of streets, alleys and other rights of way, design of bridges, sewage and water systems, and other structures;

B. be accompanied by a complete survey of the section or sections in which the plat or replat is located made to surveying standards adopted by the division of engineering services of the department of natural resources pursuant to RCW 58.24.040. The surveyor shall certify on the plat that it is a true and correct representation of the lands actually surveyed;

C. be acknowledged by the person filing the plat before the auditor of the county in which the land is located, or any other officer who is authorized by law to take acknowledgment of deeds, and a certificate of said acknowledgment shall be enclosed or annexed to such plat and recorded therewith;

D. contain a certification from the proper officer or officers in charge of tax collections that all taxes and delinquent assessments for which the property may be liable as of the date of certification have been duly paid, satisfied or discharged;

E. contain a certificate giving a full and correct description of the lands divided as they appear on the plat or short plat, including a statement that the subdivision or short subdivision has been made with the free consent and in accordance with the desires of the owner or owners;

F. show the permanent control monuments established at each and every controlling corner on the boundaries of the parcel of land being subdivided. The Council shall determine the number and location of permanent control monuments within the plat, if any.

G. show the lot numbers and house addresses on the short subdivisions and subdivisions at the time of approval.

18.06.040 Compliance with Public Works Standards.

Construction of all improvements in all applications shall comply with the City's adopted public works construction standards.

**CHAPTER 18.07
ENFORCEMENT AND APPEALS**

18.07.010	Issuance of Permit on Illegally Divided Land
18.07.020	Violations
18.07.030	Appeals
18.07.040	Severability
18.07.050	Liability

18.07.010 Issuance of Permits on Illegally Divided Land. No building permit or other development permit shall be issued for any lot, tract or parcel of land divided in violation of chapter 58.17 RCW or this Title 18, unless the authority authorized to issue such permit finds that the public interest will not be adversely affected thereby. The prohibition contained in this section shall not apply to an innocent purchaser for value without actual notice.

18.07.020 Violations. Violations of this Title 18 shall be enforced as set forth in Title 17 of the Granite Falls Municipal Code.

18.07.030 Appeals. Any decision approving or disapproving any plat may be appealed as set forth in Title 17 of the Granite Falls Municipal Code.

18.07.040 Severability. If any section, subsection, sentence, clause or phrase of this ordinance or amendment thereto, or its application to any person or circumstances, is held invalid, the remainder of this ordinance or application to other persons or circumstances shall not be affected.

18.07.050 Liability. It is expressly the purpose of this section to provide for and promote the health, safety, and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this section.

It is the specific intent of this section that no provisions nor any term used in this section is intended to impose any duty to third parties whatsoever upon the city or any of its officers or employees.

Nothing contained in this section is intended nor shall be construed to create or form the basis of any liability on the part of the city or its officers, employees, or agents, for any injury or damage resulting from any action or inaction on the part of the city, its officers, employees, or agents.

PASSED by the Council of the City of Granite Falls, this 14 day of August, 1996.

APPROVED:

Rella R. Morris
Mayor

ATTEST:

Berry James
City Clerk

APPROVED AS TO FORM:

Cheryl L. Beyer
City Attorney

FIRST READING:
SECOND READING:
DATE OF PUBLICATION:
EFFECTIVE DATE:

July 24, 1996
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August 28, 1996