

Attachment B

Only those portions of Chapters 16.04, 16.08, 16.09, 16.10, 16.12, and 16.14 PAMC detailed in this attachment are being modified.

All other portions of Chapters 16.04, 16.08, 16.09, 16.10, 16.12, and 16.14 PAMC remain unchanged.

CHAPTER 16.04 SHORT PLAT SUBDIVISION REGULATIONS

16.04.050 Application forms.

- A. An application for approval of a preliminary short plat shall be submitted to the Community and Economic Development Department on a form furnished by that department and shall be accompanied by the preliminary short plat.
- B. The application form shall contain, at minimum:
 - 1. The name, address and telephone number of the applicant and the property owner;
 - 2. A legal description of the property to be subdivided;
 - 3. A statement of the underlying zoning;
 - 4. The proposed methods of serving the individual lots in the short subdivision with water, sewer, streets and other public utilities;
 - 5. The purpose of the short plat; and
 - 6. If requested by the department, the name, address and telephone number of the owner(s) of all adjacent unplatted parcels.
- C. The application form shall be accompanied by the preliminary short plat, the application fee and, if applicable, a SEPA checklist.
- D. The short plat application fee is set forth in the Port Angeles Master Fee Schedule, appendix A of the PAMC. resolution authorized by Chapter 1.25 PAMC, see Appendix A.

16.04.080 Preliminary short plat—Routing and staff recommendations.

- A. All procedural processes are outlined in Chapter 18.02 PAMC.
- B. A- Upon receipt of an application and preliminary short plat satisfying the requirements of sections 16.04.050, 16.04.060 and 16.04.070 of this chapter, the Community and Economic Development Department shall distribute the preliminary short plat to the following departments:
 - 1. City Public Works and Utilities Department;
 - 2. City Fire Department;
 - 3. Clallam County Health Department if a septic tank and drain field is to be allowed;
 - 4. Any other appropriate department or agency.

~~B. Each department or agency shall review the preliminary short plat and return written recommendations for approval or disapproval of the preliminary short plat, and, if appropriate, proposed conditions for approval, to the Community and Economic Development Department within 20 calendar days.~~

16.04.100 Preliminary short plat—Approval—Conditions. Is Repealed in its Entirety.

16.04.120. Appeals. Is Repealed in its Entirety.

16.04.170 Final short plat—Routing for review.

- A. All procedural processes are outlined in Chapter 18.02 PAMC.
- B. ~~A-~~ Upon receipt of a final short plat, the Community and Economic Development Department shall circulate the final short plat to the following departments:
 - 1. Public Works and Utilities Department;
 - 2. Fire Department.
- C. ~~B-~~ If the final short plat complies with the requirements of this chapter and the approved preliminary short plat, the department head shall signify approval by signing on the face of the final short plat.
- D. ~~C-~~ In the event the final short plat fails to comply with specific standards or conditions of preliminary plat approval, the department shall so notify the Community and Economic Development Director in writing.

16.04.180 Final short plat—Final approval procedure.

- A. ~~Within 30 calendar days of~~ receipt of the proposed final short plat, the Community and Economic Development Director shall:
 - 1. Review the final short plat for compliance with preliminary plat conditions;
 - 2. Review the comments and recommendations of all appropriate departments; and
 - 3. Ascertain from the Public Works and Utilities Department that the required physical improvements, in accordance with section 16.04.140, have been installed or financial security has been provided therefor.
- B. ~~If the Community and Economic Development Director is satisfied that all of the above have been met, then he~~ the Community and Economic Development Director shall approve the final short plat by affixing his or her signature to the face thereof.
- C. ~~If one or more of these requirements for approval is not met, he shall notify the applicant and/or property owner in writing of the reasons for withholding approval of the final short plat.~~
- D. ~~Appeal from the Community and Economic Development Director's decision shall be made in accordance with section 16.04.120.~~

CHAPTER 16.08 SUBDIVISION REGULATIONS

16.08.050 Procedure.

- A. ~~*Preliminary steps.* The developer shall submit a sketch of a proposed subdivision of land to the Community and Economic Development Department for review prior to submittal of the preliminary plat.~~
- B. ~~*Preliminary approval.* The developer or the developer's surveyor must transmit six (or more if required) copies of the preliminary plat, together with the filing fee set forth in a resolution authorized by Chapter 1.25 PAMC, see Appendix A, to the Community and Economic Development Department. The Community and Economic Development Department will submit written recommendations to the Planning Commission prior to the Commission's public hearing in which the preliminary plat is on its agenda.~~

~~The proposed plat shall be prepared by a licensed land surveyor and shall be submitted to the Community and Economic Development Department at least 30 days prior to the public hearing of the Planning Commission.~~

~~Notice of the public hearing on a proposed plat or subdivision shall be posted by the developer in a conspicuous place on or adjacent to the land proposed to be subdivided. Such notices shall clearly indicate the time and place of the public hearing and shall be posted not less than ten days prior to the hearing.~~

~~The Planning Commission shall examine the proposed plat, along with written recommendations of the City departments, and shall recommend either approval or denial thereon to the City Council. Within a period of 90 days after a preliminary plat has been submitted to the Community and Economic Development Department and other affected agencies, the City Council shall either approve or disapprove the proposed preliminary plat. The 90-day time period may be extended with the consent of the applicant. If an environmental impact statement is required, the 90-day period shall not include the time spent preparing and circulating the EIS.~~

~~Following final action of the City Council on a preliminary plat, the Community and Economic Development Department shall notify the developer regarding changes required and the type and extent of improvements to be made. A copy of the City Council's action and recommendations shall be forwarded to the developer and to any agency submitting recommendations in regard to the preliminary plat.~~

- A. All procedural processes are outlined in Chapter 18.02 PAMC.
- B. Approval of a preliminary plat shall be considered conditional approval of the preliminary plat, and shall not constitute approval of the final plat; it shall be considered only as approval of the layout submitted on the preliminary plat as a guide to the preparation of the final plat.
- C. If the preliminary plat is approved by the Hearing Examiner City Council, the developer, before requesting final approval, shall elect to install or assure installation of the improvements required by section 16.08.070 PAMC by one of the following methods:
1. Actual installation of the required improvements, to the satisfaction and approval of the City Engineer;
 2. Furnishing to the City an assignment of a savings account or another approved security or placing in trust, an amount equal to 150 percent of the cost of the improvements as determined by the City Engineer, which assignment of savings account, other security, or trust shall assure to the City the installation of the improvements, to the satisfaction and approval of the City Engineer. This savings account, or other security, or trust shall be conditioned so that no amount may be removed therefrom without prior written approval of the City, and shall further provide that, if the improvements are not installed within the time limitations set by the City Engineer, or not installed to the satisfaction of the City Engineer, then the City may withdraw from the savings account, other security, or trust the amount necessary to complete the improvement. The City Engineer shall determine the period of the assignment of the savings account, other security, or the trust.
 - a. After completion of all required improvements the City Engineer and any government agency involved shall submit a written notice to the Community and Economic

Development Department stating that the developer has completed the required improvements in accordance with PAMC 16.08.070 and with required installation standards.

- D. Final approval. The final plat shall conform to the preliminary plat as approved by the Hearing Examiner City Council. If desired by the developer, the final plat may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time.

The final plat shall be submitted to the Department of Community and Economic Development within five years after ~~the Hearing Examiner City Council~~ approval of the preliminary plat. Said preliminary approval shall become void unless a final plat is submitted and approved by the City.

The developer shall submit a Mylar tracing and four prints of the final plat and other required exhibits, including a filing fee, to the Department of Community and Economic Development. The amount of the fee is set forth in the Port Angeles Master Fee Schedule, appendix A of the PAMC. ~~shall be set by ordinance of the City Council and may be amended or changed by ordinance from time to time.~~

Staff shall review the final plat submittal to determine its completeness and shall determine whether the plat conforms with the approved preliminary plat, the provisions of the comprehensive plan, the zoning code and other land use regulations, the City's urban services standards and guidelines, and these subdivision regulations. If the final plat is determined to be complete by staff, the Community and Economic Development Department staff shall make its recommendation to the City Council.

Following a recommendation of approval of the final plat, the Community and Economic Development Department shall obtain the signatures of the County Health Officer (when required by the Commission), City Clerk, City Manager, Fire Chief, Director of Public Works and Utilities, Community and Economic Development Director, and City Attorney on the final tracing and shall submit the tracing of the final plat to the City Council for approval and signature by the Mayor.

~~The City Council shall act upon the final plat at a public meeting, within 30 days of receipt of such a plat that has been deemed complete by City staff. The 30-day limit may be extended from the date of the final plat being filed with the Community and Economic Development Department with the consent of the applicant.~~

The developer shall have the final plat recorded within 30 days after the date the final plat is approved by the City Council.

Within 30 days after recording, the developer shall obtain and provide to the Community and Economic Development Department a Mylar or equivalent duplicate of the final recorded plat.

- D. *Approval and review of preliminary and final plats.* When a proposed plat or subdivision is situated adjacent to the right-of-way of state highways, said plat or subdivision shall be submitted to the Director of Highways. Approval by the City shall be withheld until said Director or his assistant has made a report to the City.

When a proposed plat, subdivision or dedication is adjacent to unincorporated territory notice of such proposed plat shall be given to ~~the Clallam County Planning Commission.~~

Any decision by the City Council approving or refusing to approve a plat or subdivision shall be reviewable for arbitrary, capricious or corrupt action or non-action, by petition before the Superior Court of Clallam County, by any aggrieved property owner of the County having jurisdiction thereof. Provided, that due application for petition shall be made to such court within 21 days from the date of any decision so to be reviewed.

16.08.070 Requirements for acceptance of plats.

- A. *Data required for approval of preliminary plat.* The preliminary plat shall be at a scale of not less than 200 feet to one inch. Data required for the preliminary plat shall include the following information, unless otherwise specified by the City:

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1. Location, width and purpose of all easements, existing and proposed.
 2. Name and right-of-way widths of all existing and proposed streets on or adjacent to the proposed subdivision.
 3. Approximate location and size of all utilities (water mains, sewers, etc.) on an adjacent to the proposed subdivision.
 4. Contours, based on City adopted vertical datum, shall have intervals of not more than five feet for slopes of ten percent or more and not more than two feet for slopes of ten percent or less.
 5. Locations of and results of tests made to ascertain subsurface soil, rock, and ground water conditions, when required by the City Engineer.
 6. Approximate locations of water courses, marshes, rock outcrops, wooded areas, natural retention areas, direction of drainage, culverts, houses, all non-residential land uses and all other significant features on and adjacent to the proposed subdivision.
 7. Zoning on and adjacent to the proposed subdivision.
 8. All highways or other major improvements planned by public authorities for future construction on or near the proposed subdivision.
 9. A vicinity sketch showing relation of the proposed subdivision to the surrounding area with regard to major improvements.
 10. The legal description of the tract to be platted, title under which the proposed subdivision is to be recorded, names and addresses of the owners, date, scale, north arrow.
 11. The legal description of the proposed lots.
 12. Ownership of unsubdivided land adjacent to the proposed subdivision and names of adjoining existing plats.
 13. The required building setbacks and any existing buildings and/or major structures shall be shown for each proposed lot as well as their distances from property lines.
 14. Identification of each lot and each block.
 15. Approximate square footage and scaled dimensions of each lot.
 16. Summary of site data, including total acreage, acreage in residential use, acreage in streets, and number of acres in parks and other non-residential land uses.
 17. Environmental checklist with filing fee.
 18. Shoreline and wetland permit applications and environmentally sensitive areas protection ordinance compliance (when required).
 19. Affidavits of posting and publication.
- B. *Subdivision improvements required.* All street and utility improvements must be designed to comply with the current WSDOT standards and as specified by the City Engineer and with the Comprehensive Plan, the Urban Services Ordinance, and the Urban Services Standards and Guidelines promulgated consistent with and pursuant to PAMC 18.08.040 and 18.08.130. Plans and specifications for street and utility improvements must be approved by the City Engineer prior to the beginning of construction. Minimum improvements shall be as follows:
- C. *Streets.*
1. The entire right-of-way shall be cleared and grubbed of all objectionable materials. Trees approved by the City for preservation shall be identified.
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2. Streets shall be graded and improved with paving, curbs and gutters, drainage and sidewalks according to the approved plans and roadway section.
 3. Street lights shall be installed as specified by the City Engineer.
 4. Street name signs shall be provided and installed by the City at cost to the developer.
 5. Permanent monuments shall be installed and each lot shall be staked.
- D. *Utilities.* A water distribution system, storm drainage system, electrical distribution system and a sanitary sewage disposal system shall be designed and installed in accordance with the Comprehensive Plan, the Urban Services Ordinance, and the Urban Services Standards and Guidelines promulgated consistent with and pursuant to PAMC 18.08.040 and 18.08.130.
- E. *Parks.* Parks and recreation shall be provided consistent with the Comprehensive Plan, the Urban Services Ordinance, and the Urban Services Standards and Guidelines promulgated consistent with and pursuant to PAMC 18.08.040 and 18.08.130.
- F. *Streetscape improvements.*
1. *Street trees.* Street trees shall be planted within a planting strip or within LID facilities in the right-of-way of arterial streets. Proposed locations and species to be used shall be submitted for review and approval by the City. The City can assist the subdivider in location of trees and species to use under varying conditions. Street trees are a protection against excessive heat and glare, enhance the attractiveness and value of abutting property, and reduce the amount of stormwater runoff.
- G. *Required data for approval of final plat.* The final plat shall be an 18-inch by 24-inch permanent reproducible, and shall be at a scale of not less than 200 feet to one inch. A reduced copy no larger than 11-inch by 17-inch shall be submitted with the final prints. For large subdivisions, the plat may be on several sheets, accompanied by an index sheet showing the entire subdivision. The final plat shall be accompanied by a report containing accurate square footage and dimensions of each lot and block and the coordinates of each monument; a title report; and shall include a warranty that all assessments in favor of the City have been paid.

The final plat and survey shall be based on the Washington Coordinate System, North Zone, as adopted by the City. The final plat shall show the following:

1. A minimum of two permanent plat control monuments with coordinates, to which all dimensions, bearings, azimuths and similar data on the plat shall be referred.
 2. Permanent monuments at all corners.
 3. Subdivision boundary lines, right-of-way lines, easements, lot lines with accurate dimensions, bearings or azimuths, radii, central angles, and lengths of all curves.
 4. Name and right-of-way width of each street. Any street not dedicated to the public must be so marked on the face of the plat (RCW 58.17.165).
 5. Location, dimensions and purpose of all easements.
 6. Identification of each lot and block with addresses shown on the lots.
 7. The required building setbacks and any existing buildings and/or major structures shall be shown for each proposed lot as well as their distances from property lines.
 8. Purpose for which sites, other than residential, are dedicated to the public or reserved for future development.
 9. The required building setbacks on each proposed lot.
 10. Location and description of all monuments.
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11. The title under which the subdivision is to be recorded, true north and grid north arrows, scale and legend.
 12. Legal description of the land to be platted.
 13. The legal description of the proposed lots.
 14. Certification by registered land surveyor as to the accuracy of plat and survey.
 15. Certificate by owner(s) containing the legal description of the land to be platted and dedicating roads, rights-of-way, easements and any sites for public purposes.
 16. Certification of approval by: ~~(a) the Planning Commission;~~ ~~(ab) Director of Public Works and Utilities;~~ ~~(be) Health Department (when required);~~ ~~(cd) City Council;~~ ~~(de) City Manager, City Clerk, Fire Chief, Community and Economic Development Director, and City Attorney.~~
 17. Certification by the County Treasurer that all State and County taxes levied against the land to be subdivided have been paid in full.
 18. Certification of filing by County Auditor.
 19. If improvements are to be deferred rather than actually installed prior to final plat approval, the plat shall show a notation as follows: "No occupancy of dwelling units will be allowed until all roadway and utility improvements have been completed and approved by the City Engineer."

16.08.080 Variances and modifications.

Where the City finds that extraordinary hardship may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variance will not have the effect of nullifying the intent and purpose of the Comprehensive Plan or these regulations.

The standards and requirements of these regulations may be modified by the City through a Planned Residential Development which in the judgment of the ~~Hearing Examiner Commission or the Council~~ will provide adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also will provide such covenants or other legal provisions as will assure conformity with and achievement of the plan.

In granting variances and modifications, the City may require such conditions as, in its judgment, will secure substantially the objectives of the standards or requirements so varied or modified.

CHAPTER 16.09 UNIT LOT SUBDIVISIONS

16.09.020 Application.

The following items are required, in quantities specified by the Community and Economic Development Department, for a complete unit lot subdivision (ULS) application, unless waived by the Community and Economic Development Director as not being applicable:

- A. Complete ULS application form with required fee.

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- B. Complete State Environmental Policy Act (SEPA) checklist and fee, unless exempt under the provisions of PAMC 15.04.105.
 - C. Complete applications for other required land use approvals, if applicable.
 - D. A vicinity map showing location of site.
 - E. A drawing prepared to the following standards:
 - 1. The drawing shall be to a scale of not less than one inch to 100 feet.
 - 2. The drawing shall provide the following information:
 - a. The date, scale, and north directional arrow.
 - b. The boundaries of the entire parcel being platted, including all contiguous property owned by the subdivider.
 - c. A legal description of the property being divided.
 - d. Identification, dimensions, and area of all proposed lots. Any existing interior lots to be eliminated shall be shown by a dashed line and so noted.
 - e. The name and location of existing and proposed public rights-of-way.
 - f. The location of existing and proposed easements.
 - g. The required building setbacks on each proposed lot.
 - h. The location of existing and new buildings including distances from property and/or leasehold lines, driveways, and parking calculations.
 - i. The locations and dimensions of sidewalks, roadways, and driveways.
 - j. The location of existing natural features, such as streams, rivers, wetlands, shorelines, stormwater management, ravines and steep slopes.
 - k. The location and size of utilities, including, but not limited to, water, sewer, stormwater, and fire hydrants existing and proposed. This includes the location of on-site stormwater management best management practices.
 - l. Location of sensitive areas and sensitive area buffers (as well as slopes of 20 percent or greater and drainage or other watercourses) on the site.
 - ~~F. A list of owners of adjacent property printed or typed on one-inch by two five eighths-inch mailing labels and the names of any adjacent subdivisions.~~
 - ~~G.F.~~ Legal descriptions of all tracts contained within the boundaries of the plat.
 - ~~H.G.~~ A description of the method of common management of shared facilities.

16.09.030 Review procedures.

- A. All procedural processes are outlined in Chapter 18.02 PAMC.
 - ~~A. Prior to submittal of a ULS application for consideration, the applicant is encouraged to meet with representatives of the Community and Economic Development Department, Public Works and Utilities Department, Fire Department, and Parks Department. The City representatives and the applicant may discuss the general goals and objectives of the proposal, overall design possibilities, general character of the site, potential environmental constraints, and standards of development. The focus of the meeting shall be general in nature and none of the discussions shall be interpreted as a commitment by the City or the applicant.~~
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- ~~B. Review of proposals under five acres in size shall be done administratively by the Community and Economic Development Department. Review of proposals exceeding five acres in size shall be done by the Hearing Examiner following a public hearing.~~
 - ~~C. Public notice shall be provided pursuant to the standards of PAMC 18.02.050 and 18.02.060.~~
 - ~~D. An environmental determination shall be rendered by the SEPA Responsible Official prior to final action on the preliminary ULS application.~~

16.09.060 Final approval.

- A. All procedural processes are outlined in Chapter 18.02 PAMC.
- B. ~~A.~~ Prior to final approval, a survey shall be performed by a licensed surveyor who shall submit a Mylar to the Community and Economic Development Department for recordation. The Mylar shall be prepared to acceptable survey standards and shall contain the information required in the preliminary drawing. The Mylar shall also contain the required official recording block and signatures of the Community and Economic Development Director, Public Works and Utilities Director, Fire Chief, and the property owner. For those applications that require review by the Planning Commission, provision will be made for the signature of the Chair of the Planning Commission. The survey and plan shall be consistent with the conditions of preliminary approval.
- C. ~~B.~~ Once the Community and Economic Development Department determines the survey, plan, and any other documents for recording are consistent with the preliminary approval, it will be reviewed by the appropriate City departments and signed by the appropriate City officials.
- D. ~~C.~~ After being certified for filing by the City, the ULS survey shall be filed by the applicant with the Clallam County Auditor's Office. The applicant shall pay all costs associated with the filing. The ULS is not considered final until a copy of the recorded document is returned to the City of Port Angeles Community and Economic Development Department for record keeping purposes.
- E. ~~D.~~ Upon final approval by the City, all developments shall conform to the ULS unless an amendment is approved by the City.

CHAPTER 16.10 BINDING SITE IMPROVEMENT PLAN

16.10.30 Review procedures.

- A. All procedural processes are outlined in Chapter 18.02 PAMC.
- ~~A.~~ Prior to submittal of a BSIP application for consideration, the applicant is encouraged to meet with representatives of the Community and Economic Development Department, Public Works and Utilities Department, Fire Department, and Parks Department. The City representatives and the applicant may discuss the general goals and objectives of the proposal, overall design possibilities, general character of the site, potential environmental constraints, and standards of development. The focus of the meeting shall be

general in nature and none of the discussions shall be interpreted as a commitment by the City or the applicant.

- ~~B.~~ Review of proposals under five acres in size shall be done administratively by the Community and Economic Development Department. Review of proposals exceeding five acres in size shall be done by the Planning Commission following a public hearing.
- ~~C.~~ Public notice shall be provided as follows:
 - 1. At least 15 days prior to the date of the public hearing, the applicant shall cause notice of the time, place and purpose of the hearing to be posted on the site in a conspicuous manner in the form of a brightly colored notice on a self-standing sign as provided by the Community and Economic Development Department or in such other form as the Community and Economic Development Department may direct. The applicant shall file with the Community and Economic Development Department an affidavit that such posting has been accomplished and that the applicant shall assume full responsibility for return or replacement, in the case of damage. Consideration will be given in the case of vandalism beyond the applicant's control.
 - 2. At least 15 days prior to the date of the public hearing, the Community and Economic Development Department shall cause notice of the time, place and purpose of the hearing to be mailed to the latest recorded real property owners within at least 300 feet of the boundary of the site as shown by the records of the County Assessor. The applicant shall provide the Community and Economic Development Department with mailing labels for each such property owner.
- ~~D.~~ An environmental determination shall be rendered by the SEPA responsible official prior to final action on the preliminary BSIP application.

16.10.060 Final approval.

- A. All procedural processes are outlined in Chapter 18.02 PAMC.
- B. A. Prior to final approval, a survey shall be performed by a licensed surveyor who shall submit a Mylar to the Community and Economic Development Department for recordation. The Mylar shall be prepared to acceptable survey standards and shall contain the information required in the preliminary drawing. The Mylar shall also contain the required official recording block and signatures of the Community and Economic Development Director, Public Works and Utilities Director, Fire Chief, and the property owner. For those applications that require review by the Planning Commission, provision will be made for the signature of the Chair of the Planning Commission. The survey and plan shall be consistent with the conditions of preliminary approval.
- C. ~~B.~~ Once the Community and Economic Development Department determines the survey, plan, and any other documents for recording are consistent with the preliminary approval, it will be reviewed by the appropriate City departments and signed by the appropriate City officials.
- D. ~~C.~~ After being certified for filing by the City, the BSIP survey shall be filed by the applicant with the Clallam County Auditor's Office. The applicant shall pay all costs associated with the filing. The BSIP is not considered final until a copy of the recorded document is returned to the City of Port Angeles Community and Economic Development Department for record keeping purposes.
- E. ~~D.~~ Upon final approval by the City, all developments shall conform to the BSIP unless an amendment is approved by the City.

16.10.090 Revisions.

Alteration of an approved and recorded BSIP shall be accomplished by application to the Community and Economic Development Department and shall be subject to all procedures and requirements established in this chapter and procedures established in Chapter 18.02 PAMC.

16.10.100 Reserved. Appeals.

- A. ~~Any person aggrieved by the decision of the Community and Economic Development Director or the Planning Commission may appeal the decision to the City Council.~~
- B. ~~Appeals must be submitted to the Community and Economic Development Department in writing within 14 days following the date of mailing of the decision to the applicant and be accompanied by the appeal fee as set forth in a resolution authorized by Chapter 1.25 PAMC, see Appendix A.~~
- C. ~~The City Council shall conduct an open record public hearing on the appeal, and may uphold, reverse, or modify the decision and shall set forth written findings of fact.~~
- D. ~~The time period for considering administrative appeals shall not exceed 90 days for an open record appeal; provided, however, that parties to the appeal may agree to extend the time period. The Council's decision shall be final unless appealed to Clallam County Superior Court in accordance with PAMC 18.02.130.~~

CHAPTER 16.12 BOUNDARY LINE ADJUSTMENTS

16.12.060 Community and Economic Development Department decision.

All procedural processes are outlined in Chapter 18.02 PAMC. The Community and Economic Development Department's decision shall be based on whether or not the proposed boundary line adjustment meets the following standards:

- A. The boundary line adjustment does not create any additional new lots;
- B. The boundary line adjustment does not create any lot which does not meet the minimum lot width and area standards for the zone district in which it is located;
- C. The boundary line adjustment does not increase the degree of nonconformance of structures, lots, or other factors with respect to zoning standards;
- D. The boundary line adjustment makes provision for all necessary utility easements;
- E. The adjusted lots meet the requirements of the short plat ordinance, Chapter 16.04 PAMC, with respect to configuration and access to public streets; or if the existing lots do not meet these requirements, the adjusted lots shall not increase the degree of nonconformity.

~~The Community and Economic Development Department shall take action on the request within 20 working days from when the application is deemed complete. The applicant shall be notified in writing of the action.~~

16.12.080. Appeals. Is Repealed in its Entirety.

CHAPTER 16.14 PLAT VACATIONS AND ALTERATIONS

16.14.020 Plat alterations.

- A. Any person may submit for City review and approval an application to alter a subdivision or short subdivision plat, or portion thereof, or any area designated for public use.
- B. Alterations shall be classified as major or minor.
 - 1. Proposed alterations shall be considered major if the alteration would result in:
 - i. A change of the approved land use(s);
 - ii. An increase in the number of dwelling units;
 - iii. A change in the location or design of approved streets, driveways, or parking areas that affects traffic flows;
 - iv. A reduction in the approved parks or open space;
 - v. Any change that requires a new or supplemental environmental assessment;
 - vi. Substantive changes to required mitigation measures or proposed improvements; or
 - vii. A public hearing is requested pursuant to RCW 58.17.215.
 - 2. A proposed alteration that is not described in subsection B.1 immediately above, shall be considered a minor alteration.
- C. The application shall include, at the minimum, the following:
 - 1. The application shall state the reasons for the proposed alteration and shall contain the signatures of a majority of parties that have an ownership interest in the portion of the subdivision to be altered;
 - 2. If the proposed alteration would affect any covenants or would alter the terms and conditions of plat approval, an agreement signed by all parties shall be submitted documenting agreement to the proposed termination or alteration of the covenants and conditions of approval; and
 - 3. A statement of facts demonstrating that the proposed alteration will not adversely affect the public health or safety, and is in the public interest.
- D. *Process for plat alterations.* ~~All procedural processes are outlined in Chapter 18.02 PAMC. Major alterations shall be heard, considered, and determined by the Hearing Examiner, in accordance with the provisions of section 2.18.060. Minor alterations shall be considered and determined by the Director of Community and Economic Development, in accordance with the provisions of section 2.18.065.~~
- E. Except as provided in this chapter, applications for alterations shall be processed as provided in RCW 58.17.215.