

Short Subdivision



Short subdivision means the division of land into four or fewer lots, plots, tracts, parcels, sites, or other divisions of land for the purpose of sale, lease, or transfer of ownership, and not previously having been divided for a period of five years from the date of application. Plats are governed by Title 17.25 of the Hunts Point Municipal Code.

Process

Initial Consultation

Before preparation of the short plat, the subdivider or the subdivider's engineer or land surveyor shall consult with the town clerk to schedule a pre-application meeting for the purpose of ascertaining the requirements of the short subdivision.

Application Preparation

The proposed short subdivision and five (5) blueprints thereof shall be prepared by a registered professional engineer or land surveyor and submitted along with an application and a clear and concise written description of the proposed project.

Certifications

- (1) The application for approval of a short subdivision shall include a certificate giving a full and correct description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with the consent and in accordance with the desires of the owner or owners;
- (2) If the 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 in conformance with RCW 58.17.165.
- (3) The subdivider shall secure a certificate of plat from a reputable title insurance company, giving the legal description and showing the title and interest of all parties in the subdivision. Said certificate shall be dated no less than 10 days prior to the submittal date.

Appeals

The decision of the town engineer regarding preliminary approval of the short plat may be appealed to the hearing examiner per HPMC Chapter 11.10.

Applicable Code Titles

Hunts Point Comprehensive Plan and Sensitive Area Ordinance
Hunts Point Municipal Code (HPMC) Title 12; Public Ways
HPMC Title 13; Public Utilities
HPMC Title 15; Building and Construction
HPMC Title 16; Environment
HPMC Title 17; Subdivisions
HPMC Title 18; Zoning

Fees

See fee schedule.



Town Hall, 3000 Hunts Point Road, Hunts Point, WA 98004-1121. Phone 425.455.1834, FAX 425.454.4586. Permit intake and issuance hours are Tuesday and Thursday, 8am-12pm and 1pm-5pm. Building Services Department 425.455.1834.