i. there is compliance with county zoning, health, building, and similar regulations;

ii. the adjustment will not adversely affect access, easements, drainfields or wells.

The certificate shall be affixed to a supplemental declaration of short subdivision which shall contain the adjusted legal description and shall be effective upon being filed for record and notation made in the appropriate book of short plats;

3. Redivisions. Land within a short subdivision, the short plat of which has been approved within five (5) years immediately preceeding, may not be further divided in any manner until a final plat thereof has been approved and filed for record pursuant to regulations concerning the subdivision into five (5) or more lots, tracts, or parcels. When the original subdivision contains less than four (4) lots, the above prohibition shall not apply to the creation of additional lots not exceeding a total of four (4). After five (5) years from the original approval, further divisions may be permitted consistent with the then current regulations of Island County, provided that when the subdivider owns more than one lot within a short subdivision, he may not divide the aggregate total into more than four (4) lots.

4. Withdrawals. Where there have been no sales, gifts, leases, conveyances or other transfer of ownership or interest of any lots in a short subdivision, nothing contained in this ordinance shall prohibit a subdivider from completely withdrawing his entire short plat and thereafter presenting a new application. Such withdrawal shall be approved by the administrator and filed for record with the county auditor and notation thereof made in the appropriate book of short plats;

5. When all lots to be created are five acres or larger, any number of contiguous short plats may be permitted within a contiguous ownership, except in those areas where land use controls designate the properties as residential.

16.04.020 Definitions. Whenever the following words and phrases appear in this ordinance they shall be given the meaning attributed to them by this section. When not inconsistent with the context, words used in the present tense shall include the future; the singular shall include the plural, and the plural the singular; the word "shall" is always mandatory, and the word "may" indicates a use of discretion in making a decision.

a. Board. The legislative authority of Island County, Washington.

b. Comprehensive plan. The goals, objectives, policies, documents and maps adopted by the board to guide the physical development of the county; to coordinante county programs, services and controls; to promote the general welfare and to protect the environment of Island County.

c. Contiguous property. Land adjoining and touching other property having the same owner regardless of whether or not portions of the property have separate tax lot numbers, or were purchased at different times, lie in different sections, different government lots, or are separated from each other by private road or private rights-of-way.

d. Dedication. Dedication is the deliberate conveyance of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been dedicated.

e. Easement. A grant by a property owner to specific persons or to the public to use land for a specific purpose or purposes.

f. Lot. Lot is a fractional part of subdivided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area.

g. One ownership. One ownership means any contiguous parcels of land having the same or common owner regardless of whether or not portions of the parcel have separate tax lot numbers, were purchased at different times, lie in different sections or government lots or are separated from each other by private roads or private rights-of-way.

h. Road - private. That easement or parcel created to provide the access from a public road to short platted lots maintained by the private lot owners, and remaining in private ownership.

i. Road - public. A road dedicated to and maintained by the State of Washington or by Island County and open as a matter of right to public vehicular travel and access.

j. Short Plat - Class I. The map or representation of a short subdivision showing thereon the division of a tract or parcel into lots, blocks, streets, and other divisions, none of which equals or exceeds five (5) acres or 1/128 of a section in area by standard sectional subdivision.

k. Short Plat - Class II. A map or representation of a short subdivision showing thereon the division of a tract or parcel into lots, streets, and other divisions, none of which is less than five (5) acres or more than twenty (20) acres (1/32 of a section by standard sectional subdivision).

l. Short subdivision. The division of land into four (4) or less lots, tracts, parcels, sites or divisions for the purpose of sale, lease, gift, or development.

m. Subdivider. Any person, firm, or corporation having any real interest in the land being divided and who participates in the division of land into lots, tracts, or parcels.

n. County Assessor. Shall be as defined in Chapter 36.21 RCW, or the office or person assigned such duties under a county charter.

o. County Auditor. Shall be defined in Chapter 36.22 RCW, or the office or person

assigned such duties under a county charter.

p. County Engineer. Shall be as defined in Chapter 36.75 RCW, or the office or person assigned such duties under a county charter.

q. County Planning Director. That person appointed by the board of county commissioners to perform such duties as are consistent with Chapter 36.70 RCW.

16.04.030 Procedure

a. The short plat administrator is vested with the duty of administering the provisions of this ordinance and with authority to summarily approve or disapprove proposed short plats.

b. The original and four (4) copies of the proposed short plat shall be submitted to the planning office in such form and containing such information as required by this ordinance.

16.04.040 Required information and plans.

a. All short plats shall be drawn in india ink upon one or more sheets of linen or stable base polyester mylar capable of reproduction, 18" by 24" in size and bearing the following information:

1. The legal description of the land contained in the short plat and of the parcel from which the short plat is to be segregated;

2. The boundary lines of the short plat and of the lots within it showing the full extent of the parcel from which the short plat is to be segregated.

3. The length and bearing of plat boundary lines;

4. The location of monuments or evidence used as ties to establish the subdivision boundaries;

5. The location, dimensions, names and auditor's file No. of all easements and/or streets within or adjoining the short plat;

6. Location of all existing improvements and major natural topographic features within the short plat;

7. Dedication of the short plat signed by the owners of the property;

8. The boundaries and locations of all parcels dedicated to the public or reserved for community use; and

9. Necessary certificate and declaration:

i. Surveyor Certificate

This plat correctly represents a survey made by me or under my direction, in conformance with the requirements of Island County and the Washington State Survey Recording Act, in the month of _____, 19____.

_____signature and seal

_____certificate number

ii. Administrators Certificate

This plat conforms to the requirements of short plats as established by Chapter 16, Island County Code, and is hereby approved this _____day of_____, 19_____.

_____
Short Plat Administrator

iii. Treasurers Certificate

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, including taxes for the current year, 19____.

_____
Island County Treasurer

iv. Auditors Certificate

Filed for record this _____day of _____, 19____., at____.m. in Vol._____of Short Plats, Records of Island County, page(s) _____, at the request of the Island County Short Plat Administrator.

_____
Island County Auditor

b. Section map showing the location of the proposed short plat.

c. Drawings and plans of proposed roads, utilities and other improvements when necessary.

d. Percolation tests, soil data and inspection fee as required by the Island County Health Department, in accordance with Island County Code Chapter 8.