

In the text below, the entire Chapter 17.20 is new. For other chapters, only those sections with amendments are listed. Language to be omitted is ~~strikethrough~~ and proposed language additions are underlined.

Chapter 17.20

ESTATE LOT FLOATING ZONE

Sections:

- 17.20.010 Purpose.
- 17.20.020 Applicability of Provisions.
- 17.20.030 Permitted Uses.
- 17.20.040 Estate Lot Design Standards.
- 17.20.050 Infrastructure Requirements.
- 17.20.060 Application Requirements.
- 17.20.070 Review Process.

17.20.010 Purpose.

The purpose of the estate lot floating zone designation is to serve as a transitional zone between lower density zoning districts and undeveloped timber land. The estate lot floating zone encourages residential development on historically used timber lands while preserving the natural setting.

17.20.020 Applicability of Provisions.

- A. The estate lot floating zone designation may only be applied in the Low Density Residential (R-1) district.
- B. In the event of a conflict between the requirements of this chapter and those of other chapters, the more restrictive provisions shall control.

17.20.030 Permitted Uses.

- A. The following uses shall be permitted in the estate lot floating zone:
 - 1. One single-family dwelling per legally created lot.
 - 2. Accessory uses as defined by Chapter 17.08 for an existing or approved dwelling.
 - 3. Bed and breakfast inns consistent with the following:
 - a. Guests may not occupy a facility for more than fourteen consecutive days;
 - b. One non-animated, non-illuminated sign not exceeding two square feet in area may be permitted on the structure or within the yard. A sign permit shall be obtained from the city; and
 - c. Parking areas shall be screened from adjacent properties and streets. The required screening may consist of any combination of earth mounds, berms, ground forms, fences, landscaping (plant materials), or landscaped fixtures (such as timbers).
 - 4. Home occupations consistent with Section 17.18.070(K) and the following:
 - a. Exterior structural alterations to the residence shall not be permitted for the home occupation. New structures shall not be constructed for the primary purpose of housing a home occupation; and

b. Parking areas shall be screened from adjacent properties and streets. The required screening may consist of any combination of earth mounds, berms, ground forms, fences, landscaping (plant materials), or landscaped fixtures (such as timbers).

B. The following uses shall be permitted by a conditional use permit:

1. Cottage industries consistent with Section 17.18.070(K) and the following:

a. Exterior structural alterations to the residence shall not be permitted for the cottage industry. New structures shall not be constructed for the primary purpose of housing a cottage industry; and

b. Parking areas shall be screened from adjacent properties and streets. The required screening may consist of any combination of earth mounds, berms, ground forms, fences, landscaping (plant materials), or landscaped fixtures (such as timbers).

17.20.040 Estate Lot Design Standards.

The underlying zoning district's standards apply for all standards not specified below:

A. Minimum Lot Size. The minimum lot size is 22,500 square feet.

B. Maximum Lot Size. The maximum lot size is 2.99 acres.

C. Minimum Lot Frontage. The minimum lot frontage is one hundred fifty feet.

D. Front Yard Setback. The front yard setback is fifty feet.

E. Rear Yard Setback. The rear yard setback is fifty feet.

F. Side Yard Setback. The side yard setback is fifty feet.

G. Maximum Lot Coverage. The maximum lot coverage is twenty-five percent.

H. Colors.

1. Unless expressly exempted by other provisions in this chapter, colors of structures on sites shall be dark earth-tones found at the site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The City maintains a list of acceptable colors on file.

2. The exterior of buildings shall be composed of nonreflective materials or materials with low reflectivity. Painted metal is not considered to be a nonreflective material or material with low reflectivity.

I. Lighting. Exterior lighting shall be directed downward and sited, hooded and shielded to minimize impacts to the night sky. Light fixtures shall be arranged to deflect light away from any adjoining residential property or from a public street. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

J. Structural Additions.

1. An alteration to a building built prior to **the effective date of this ordinance** that already protrudes above the ridgeline of a bluff, cliff or ridge as seen from key viewing areas defined by Chapter 17.08 may itself protrude above the ridgeline if the protrusion is no higher than the existing building and the alterations are consistent with the color standards of Section 17.20.040(H).

2. For existing buildings that do not protrude above the ridgeline, additions smaller in total area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be consistent with the color standards of Section 17.20.040(H).

K. Building Height. Buildings shall be no taller than the standards in Section 17.18.040. Furthermore, new buildings shall remain below the ridgeline of a bluff or cliff so as to not protrude above the collective tree line as viewed from key viewing areas

defined by Chapter 17.08. Variances to this provision may be granted pursuant to Chapter 17.52 if application of this provision would leave the owner without a reasonable economic use. The variance shall be the minimum necessary to allow the use and shall be applied only after all reasonable efforts to modify the design, building height, and site to comply with this provision have been demonstrated to the satisfaction of City staff.

L. Grading. New buildings, driveways, and roads shall be designed and sited to minimize visibility of cut banks and fill slopes from the public right-of-way, adjacent properties, and key viewing areas defined by Chapter 17.08. Disturbed areas shall be vegetated to diminish visual impact and maintain slope stability. In no case shall the top of a prominent hilltop, knoll, or ridge be graded to create a building pad. The use of dark-colored retaining walls, plantable walls, and terraced retaining structures is encouraged when such use can reduce the need for extensive cut or fill slopes.

M. Tree Preservation. Development shall be designed to preserve significant trees defined by Chapter 16.04 as set forth in this section. When the preservation of at least thirty-three percent of significant trees, inclusive of those found in preserved critical area buffers and open space or recreation tracts, is deemed infeasible by the City, the applicant shall mitigate for the loss of tree canopy by incorporating additional landscaping, tree plantings and/or buffer enhancements (if applicable) or through other means as approved by the City Administrator. Significant trees remaining on-site shall be protected during construction through the use of fencing, rock wells, and other means that provide protection corresponding to the drip line of the tree(s), which is the vertical projection of the foliage at its greatest circumference. Assurances shall be provided to ensure the long-term protection of significant trees, or trees planted as mitigation, via notations on the final plat and within recorded covenants. Exemptions may be included to allow removal of those trees deemed dangerous or hazardous to public health, safety and welfare by a certified arborist. If more than sixty-seven percent of the property has been harvested for timber within the ten years preceding an application for development, the property will be held to the standards for tree preservation based on the presence of trees prior to timber harvesting.

17.20.050 Infrastructure Requirements.

The applicant shall be required to install public infrastructure improvements in accordance with the provisions of the Development Guidelines and Public Works Standards. Notwithstanding any provision of the Municipal Code or Development Guidelines and Public Works Standards, the City may authorize alternate designs such as low impact development or revised street or sidewalk widths or materials that meet the intent of the code while accommodating topographic or other site constraints. Requests to modify standards shall be submitted per Development Guidelines and Public Works Standards Section 2.04. Although new structures located within City Limits are required to connect to the City's sewerage system, exceptions may be granted per KMC Section 12.04.

17.20.060 Application Requirements.

A. Development review applications shall include the following information:

1. An application form as provided by the City Administrator. The applicant shall provide the following information with the application:

- a. The applicant's name, address, and telephone number;
- b. The land owner's name, address, and telephone number (if different from the applicant's);
- c. The section, quarter section, township, and range in which the proposed use or development would be located;
- d. The address of the proposed use or development (if known);
- e. The tax lot number(s) for the parcels;
- f. The size in acres and square feet of the parcel(s) involved;
- g. A description of the current land use(s) for the parcel(s) involved;
- h. A written description of the proposed use or development, including details on the height, shape, and physical samples of the exterior color(s); and
- i. Signature of the applicant and property owner, including a statement that authorizes the City reasonable access to the site in order to evaluate the application.

2. A map of the project area. The map shall be drawn to a scale large enough to allow the City Administrator to determine the location and extent of the proposed use or development and to evaluate its effects on scenic, cultural, natural and recreation resources. The map shall be prepared at a scale of one inch equals two hundred feet (1:2,400) or a scale providing greater detail. If a parcel is very large, the map does not need to show the entire parcel. Rather, it can show only those portions of the parcel affected by the proposed use. The map shall include the following elements:

- a. North arrow;
- b. Map scale;
- c. Boundaries, dimensions, and size of the subject parcel;
- d. Significant terrain features or landforms;
- e. Groupings and species of trees or other vegetation on the parcel;
- f. Landscaping details including the location and species of vegetation that would be removed or planted, and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes;
- g. Bodies of water and watercourses;
- h. Location and width of existing and proposed roads, driveways and trails;
- i. Location and size of existing and proposed structures;
- j. Location of existing and proposed services, including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting; and
- k. Location and depth of all proposed grading and ditching.

3. Elevation drawings which show the appearance of proposed structures and include natural grade, finished grade, and the length, width, and height of the structure as seen from a horizontal view. Elevation drawings shall be drawn to scale.

4. A grading plan for all proposed development that involves any ground disturbance. Grading plans shall prepared by a professional engineer licensed in the State of Washington. The grading plan shall include the following elements:

- a. A map of the site, prepared at a scale of one inch equals two hundred feet (1:2,400) or a scale providing greater detail, with contour intervals of at least five feet, including:

- i. Natural and finished grade;
 - ii. Location of all areas to be graded, with cut banks and fill slopes delineated; and
 - iii. Estimated dimensions of graded areas.
 - b. A narrative description of the proposed grading activity, including:
 - i. Its purpose;
 - ii. An estimate of the total volume of material to be moved;
 - iii. The height of all cut banks and fill slopes, including cross-sectional diagrams and road profiles;
 - iv. Provisions to be used for compaction, drainage, and stabilization of graded areas;
 - v. A description of plant materials used to revegetate exposed slopes and banks, including the species, number, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings; and
 - vi. A description of any other interim or permanent erosion control measures to be used.
- 5. A list of all key viewing areas from which the proposed development would be visible.
- 6. A tree survey and preservation plan, report or drawing that complies with Section 17.20.040(M).
- 7. Any additional information the applicant feels will assist the City in evaluating the proposal, including, but not limited to, maps, drawings and development plans.

17.20.070 Review Process.

A. Pre-Application Conference. An applicant may request a pre-application conference prior to submitting an application for development review. The purpose of the conference is to acquaint the applicant with the substantive and procedural requirements of the Municipal Code, to discuss the principal elements of the proposed action, and to identify opportunities and constraints associated with the proposed action.

B. Complete Application Required Prior to Review.

- 1. Prior to initiating any use or development which requires review and approval by the City, a development review application shall be completed pursuant to this Section.
- 2. Completed application forms and a non-refundable application fee as established by City Council shall be submitted to the City.
- 3. Within twenty days of receipt of an application, the City Administrator shall review the application for completeness and adequacy and advise the applicant, in writing, either that:
 - a. The application is complete as submitted; or
 - b. The application is incomplete and what specific additional information is required before the application can be deemed complete.
- 4. Within twenty days of receipt of supplemental information, the City Administrator shall review the information to determine if the application is complete.
- 5. No application shall be accepted as complete until all documented omissions and deficiencies have been corrected by the applicant.

6. Development review application forms shall be available at City offices.

C. Review by City Administrator. The City Administrator shall approve, approve with conditions, or deny complete applications within fourteen calendar days after the date the application was accepted as complete unless the applicant extends this time in writing. Time spent by the applicant to revise plans or provide additional studies or materials requested by the City Administrator shall not be included in the maximum permitted review period. The City Administrator's decision shall address all of the relevant approval criteria applicable to the development application.

D. Final Decision. The final decision on a complete application shall be mailed to the applicant, the property owner, and the applicant's or owner's representative, if applicable, by regular mail. The final decision on a complete application shall contain the following information:

1. A statement of the applicable criteria and standards pursuant to the Kalama Municipal Code and other applicable law;
2. A statement of the facts demonstrating how the application does or does not comply with applicable approval criteria;
3. The reasons for a conclusion to approve, approve with conditions, or deny the application;
4. The decision to approve or deny the application and, if approved, conditions of approval necessary to ensure the proposed development will comply with applicable law; and
5. The date the final decision is signed and the date the appeal period expires.

E. Appeal of Final Decision. An administrative review decision becomes effective on the fourteenth calendar day after the decision has been issued, unless an appeal is filed with the City Administrator. The applicant and owner have the right to waive their appeal rights, and in such cases where a waiver is submitted in writing to the City Administrator, the administrative review decision is considered final on the day it is signed by the City Administrator or on the day the waiver is approved, whichever is later.

Chapter 17.04

GENERAL PROVISIONS

17.04.010 Title. This title shall be known as the "City of Kalama Zoning Ordinance."

17.04.020 Purpose. This title is adopted in furtherance of the comprehensive plan of the city. It is declared that the regulations contained herein are necessary for the protection and preservation of the public health, safety, and general welfare, and are designed, among other things, to encourage the most appropriate use of land throughout the city; to promote the coordinated development and redevelopment of land, buildings, and structures within the city; to guide the orderly growth of the city; to maintain the economic stability of land use areas and the conservation and protection of building values; to provide adequate light, air, privacy, and access, to secure safety from fire and other dangers, and to prevent overcrowding of land and avoid undue concentration of population; to help facilitate adequate provision for transportation, water supply, sewerage, schools, parks, and other public requirements.

17.04.030 Application of regulations. No building or structure shall be erected and no existing building or structure shall be moved, altered, added to, or enlarged; nor shall any land, building, or structure be used for any purpose or in any manner other than as permitted by this title or amendments thereto, and in compliance with all other applicable regulations adopted by the city including Chapter 15.02, Critical Areas Protection.

[17.04.040 Application review. Land use applications may be reviewed by the staff, Planning Commission, or City Council, as specified in applicable sections of KMC. For development applications in which the City Administrator or planner are identified as the approval authority, staff may refer the application to the planning commission for review and decision.](#)

Chapter 17.08

DEFINITIONS

17.08.022 Accessory uses. “Accessory building” or “accessory use” means a subordinate use or subordinate building customarily incidental to and located upon the same lot occupied by the main use or building, excluding accessory dwelling units.

17.08.1088 Cottage industry. “Cottage industry” means a business located on the same lot as the operator’s residence which functions without altering the residential character of the neighborhood, and which does not create negative impacts on the public health, safety, and general welfare of adjacent property owners.

17.08.193 Key viewing areas. “Key viewing areas” means those portions of significant public roads, parks, or other vantage points from which the public views the ridgeline, as identified by staff at the time of a land use application. Examples include the Columbia River, Interstate 5, and Marine Park.

17.08.3098 Ridgeline. “Ridgeline” means the line that represents the place at which a landform, such as a cliff, bluff or ridge, meets the sky, as viewed from key viewing areas. In areas with thick, unbroken tree cover, the ridgeline is generally formed by the top of the vegetative canopy.

Chapter 17.16**USE DISTRICTS—ZONING MAP**

17.16.010 Districts established.

In order to classify and regulate the use of land, buildings, and structures, the city is divided into the following use districts:

Description	Symbol	Typical Uses
Low density residential district	R-1	Single family dwellings and associated public and quasi-public uses.
High medium density residential district	R-2	Single family, two family, triplexes and associated public and quasi-public uses per section 17.22.020(B).
Medium High density residential district	R-3	Four-plexes, multi-family apartments, boarding houses, etc., and associated public and quasi-public uses per section 17.24.020(C).
Central business district	C-1	Retail activities, motels, service stations, etc.
Highway commercial	C-2	Regional commercial centers, automobile-oriented services, and manufacturing uses.
Mixed use zoning district	MU	Manufacturing, warehousing, distribution operations, office, commercial, and residential
Industrial district	I-1	Manufacturing, warehousing, and wholesale sales.
Recreational district	Rec.	Areas devoted to facilities and equipment for recreational purposes such as swimming, playgrounds, marinas, parks, and other similar uses.

Residential district for mobile homes	R-MH	Single family and associated public and quasi-public uses.
Single-family large lot	R-1(LL)	Single-family dwellings; agricultural and forestry activities and limited public and quasi-public uses per section 17.21.020(E). Large-lot estates are limited to the R-1 zone only.
Single-family estate lot	R-1(EL)	Single-family dwellings and accessory buildings; bed and breakfast inns; home occupations and cottage industries. Estate lots are limited to the R-1 zone only.
Single-family small lot	SF-SL	Single-family dwellings, and associated public and quasi-public uses per section 17.20.030(B) 17.23.020 on small lot less than the standard lot size assigned the underlying residential zone, subject to site plan approval, allowable in all residential zones.

Chapter 17.18
RESIDENTIAL ZONING DISTRICTS

Replace Table 17.18.040-1 with the following:

Standard	Zoning District			Floating Zones		
	R-1	R-2	R-3	Small Lot	Estate Zoning	Large Lot
Code Reference	17.18	17.18	17.18	17.23	17.20	17.21
Minimum lot size ¹	7,500 square feet	2,000 square feet for townhouse 5,000 square feet for single-family residence 6,000 square feet for duplex 7,500 square feet for other residential types		2,500-7,500 square feet	22,500 square feet	3 acres
Maximum Lot Size	N/A	N/A	N/A	N/A	2.99 Acres	N/A
Minimum lot frontage ²	50 feet	50 feet; provided that townhouse lots shall have a minimum frontage of 20 feet	50 feet; provided that townhouse lots shall have a minimum frontage of 20 feet	12.5 feet	150 feet	N/A
Minimum lot frontage on a cul-de-sac	In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard (see above), with the exception of townhouse lots			N/A	N/A	N/A
Front yard setback	20 feet	20 feet	20 feet	20 feet	50 feet	N/A
Front yard setback - alley access	10 feet	10 feet	10 feet	10 feet	N/A	N/A
Rear yard setback	15 feet	15 feet	15 feet	5 feet	50 feet	N/A
Side yard setback ³	5 feet, plus 1 foot for every 5 feet of residence height above 20 feet	5 feet	5 feet	5 feet	50 Feet	N/A
Side yard (street) setback - corner lot, street flanking	10 feet on street side	15 feet on street side	15 feet on street side	5 feet	50 Feet	N/A

Standard	Zoning District			Floating Zones		
	R-1	R-2	R-3	Small Lot	Estate Zoning	Large Lot
Code Reference	17.18	17.18	17.18	17.23	17.20	17.21
Maximum building height	35 feet	35 feet	40 feet and no more than 4 stories	Underlying zoning district's standard applies	Building Height shall not project above ridgeline or exceed R-1 height limits	Underlying zoning district's standard applies
Maximum accessory structure height ⁴	20 feet	20 feet	20 feet	Underlying zoning district's standard applies		35 feet
Maximum lot coverage ⁵	50%	65%	75%	Underlying zoning district's standard applies	25%	Underlying zoning district's standard applies
<p>Notes N/A = not applicable ¹ With the exception of substandard lots permitted through the lot-size averaging provisions of KMC 16.10.120 as part of a subdivision or the "greater conformity" provision set forth in KMC 16.14.050(F) for boundary line adjustments. Further, the standards set forth in Chapter 17.23 govern for those sites meeting the standards of the small lot single-family floating zone. ² With the exception of any flag lots or reduced frontage lots approved pursuant to KMC 16.10.040, and/or as part of a subdivision or small lot development pursuant to KMC Chapter 17.23. ³ For single-family attached housing units (e.g., townhouses), the setback for the nonattached side of a dwelling unit (end units) shall be five feet. ⁴ A 25-foot maximum height may be allowed subject to Conditional Use Permit approval per the use table (17.60.020). ⁵ Maximum lot coverage for designated small lots (floating zone) is 50% per KMC 17.23.050. Townhouse units/lots shall not be subject to the maximum lot coverage threshold, otherwise, all buildings including accessory buildings and structures, but excluding patios with open lattice or similar type roof construction, shall cover not more than the specified maximum lot coverage area.</p>						

17.18.070 Supplementary standards.

K. Home occupations, cottage industries, and other similar operations ~~similar in nature~~ may be operated as an accessory use to a dwelling unit. Home occupations and cottage industries shall ~~not be permitted without~~ require a business license ~~having first been issued~~ in accordance with Title 5 KMC. All home occupations and cottage industries shall comply with all applicable ordinances of the city; and shall be consistent with the following provisions:

1. Home occupations and cottage industries (whether located in the principal residence or accessory buildings) ~~are restricted to not more than~~ shall not exceed thirty percent of the primary dwelling's usable floor area ~~of the dwelling in which they are located~~. The principal use of the dwelling ~~must~~ shall remain residential;
2. ~~A detached accessory building may be used for home occupations, provided that the total area devoted to the home occupation cannot exceed thirty percent of the useable floor area of the principal dwelling unit. Further, the total area devoted to a home occupation use in either the principal dwelling unit or an accessory building (or a combination thereof) shall not exceed thirty percent of the useable floor area of the principal residence.~~ No more than 500 square feet of an accessory structure may be utilized for a home occupation or cottage industry;
3. Only persons residing in the dwelling may be engaged in the home occupation. The owner of a cottage industry shall reside in the dwelling but may employ up to three outside employees;
4. The conduct of any home occupation or cottage industry, including, but not limited to the storage of goods and equipment, shall not reduce or render unusable required off-street parking;
5. On-site retail sale of goods not produced, processed, or fabricated on the premises is prohibited, unless the sale of items is incidental to a permitted home occupation (e.g., a barber shop that sells hair-care products, etc.). No goods or merchandise shall be displayed such that they are visible from public rights-of-way or adjacent properties;
6. Home occupations or cottage industries shall not be permitted where they involves the construction of features and exterior modifications not customarily found in a dwelling and residential neighborhood as determined by the city;
7. No stock in trade or merchandise is to be kept on the premises other than inventory and incidental supplies which are necessary for the conduct of the home occupation or cottage industry. Outdoor storage ~~that is visible from a public right of way or adjacent properties, that exceeds what is customary for a residence, is prohibited~~ for the business shall be screened from adjacent properties and streets. The required screening may consist of any combination of earth mounds, berms, ground forms, fences, landscaping (plant materials), or landscaped fixtures (such as timbers);
8. No noise, dust, odors, noxious fumes or vibrations resulting from a home occupation or cottage industry shall exceed that which is normally produced in a single-family dwelling. Mechanical or electronic equipment incidental to the conduct of a home occupation or cottage industry may be used provided such use does not create visible or audible interference in radio, television or telecommunication receivers or transmitters, or cause fluctuations in line voltage off the premises. Home occupations and cottage industries shall not interfere with the delivery of utilities or other services to the area; and

9. One sign is permitted to advertise the home occupation [or cottage industry](#), however, such sign shall be no larger than two square feet in area, non-illuminated, and ~~must~~ [shall](#) be attached to the dwelling. A sign permit ~~must~~ [shall](#) be obtained from the city.

Chapter 12.04**SEWER SYSTEM—CONNECTIONS**

12.04.030 Exceptions to connection requirement—No sewer line or lateral shown in city's recent sewer comprehensive plan.

A. The public works director may approve an exception to the connection requirements of KMC Sections 12.04.010 and 12.04.020 above to address the on-site sewer needs of individual lots if all of the following limited circumstances exist:

1. The subject lot is not located in an area planned to be served by the city's sewer system, as shown in the most current versions of the city's six year capital improvement plan and sewer comprehensive plan; ~~and~~

2. The alternative system proposed by the property owner will serve no more than one dwelling unit on the lot meeting the criteria of this subsection; and

3. The property owner agrees to record a notice against the lot, in a form approved by the city attorney, providing notice to all subsequent purchasers that the city's approval of an alternative system under these procedures will not affect the city's ability to enforce KMC Section 12.04.010 or 12.04.020 (or any subsequent amendment to the same) to require a connection to the city's sewerage system at any time in the future.

B. Alternative Systems. An application for an exception shall be submitted by the property owner, which shall include an inspection fee and information regarding all of the following factors:

1. Whether the alternative system involves connection to the city's sewerage system (the exception process shall not be used to obtain a connection to the city's sewerage system while a moratorium on sewer connections is in effect);

2. Whether the property owner has obtained all necessary approvals and permits from agencies with jurisdiction for the alternative system;

3. The efficacy of the alternative system; and

4. The duration of time that the alternative system will be in effect.

C. Appeals. The public works director's decision to grant to deny an exception shall be appealable within fifteen days of issuance, under the procedures set forth in KMC Sections 12.20.070 and 12.20.080.

D. Fee-in-Lieu of Public Sewerage Connection. A fee in lieu of the public sewerage system connection shall be required in accordance with RCW 82.02.020 and such fee shall be paid prior to issuance of the occupancy permit, unless otherwise authorized by the City. If fee-in-lieu is paid to the City and at a later date the public sewerage system is extended and the property is connected, the property owner at that time will be credited thirty-three percent of the connection fee then in effect.

Chapter 16.24

SHORT SUBDIVISIONS

16.24.160 Minimum standards.

A. No subdivision or short subdivision shall be approved unless the administrator makes written findings that adequate provision has been made for sanitary wastes, and stormwater drainage. On-site sewage systems are prohibited, with the exception of those alternative systems allowed under the exception process in Chapter 12.04 KMC.

B. No subdivision or short subdivision shall be approved unless the administrator makes a written finding that adequate provision has been made for potable water supplies.

C. Cul-de-sacs and dead-end streets shall be developed in accordance with Chapter 16.10 and the public works standards.

D. Streets, curbs and sidewalks shall be constructed as required pursuant to Section 16.10.060 and the public works standards. If the new road will be dedicated to the public, the dedication required shall appear on the face of the plat.

E. All lots shall abut an improved public street and meet minimum frontage requirements.

F. Where possible, all utilities shall be placed underground and all utility installation shall comply with Section 16.10.080.

G. The significant tree standards set forth in Section 16.10.140(C) shall apply to short subdivisions.

H. Sections [16.10.040](#), 16.10.090, 16.10.100, 16.10.160 and 16.10.170 may be applied to short subdivisions, at the city's discretion.