

Attachment A
Subdivisions Exemptions – UPDATE

Title 16 Subdivisions

16.02 General Provisions

16.02.040 Specific exemptions.

The provisions of this title shall not apply to:

~~(9) Defining of Land. The land to which this title applies is any parcel, the division of which will create or leave a parcel less than 20 acres in size. Divisions of land into lots or tracts each one of which is:~~

~~(a) one-thirty second of a section of land or larger, or twenty acres or larger if the land is not capable of description as a fraction of a section of land; or~~

~~(b) one eighth of a section of land or eighty acres or larger if within a Forest Land of Long-Term Commercial Significance (FRL) zoning district; and~~

~~(c) for purposes of computing the size of a lot that borders on a street or road, the lot size shall be expanded to include that area that would be bounded by the center line of the road or street and the side lot lines of the lot running perpendicular to such center line ;~~

~~(11) Conservation lots. Conservation lots are created for purposes of environmental mitigation, conservation or restoration, owned in fee simple interest by a registered, non-profit conservation land trust or government agency. Such lots may not be created so as to make the remaining lot unbuildable or less than the minimum lot size for the zoning in that area. For the purposes of this chapter, an unbuildable lot shall be defined as a lot which is unable to be developed without a variance or reasonable use exception. Surveys and/or deeds recorded for the purpose of creating such conservation lots shall:~~

~~(a) Be prepared by a professional land surveyor licensed by the state of Washington, and shall be submitted with a notice placed on the face of the survey map stating:~~

~~*This conservation lot segregation is created solely for purposes of environmental mitigation, conservation or restoration. Any subsequent conveyance of this property shall continue use of the property for the purpose of environmental mitigation, conservation or restoration.*~~

~~(b) Be annotated with language that prohibits human habitation, conversion of native vegetation to another use, or construction of buildings and other structures.~~

~~(c) Contain a note explaining the purposes of the exempt lot, such as the protection of a particular species, habitat conservation or critical area preservation and listing the entity responsible for management of the exempt parcel.~~

~~(d) Be reviewed and approved by Lewis County Community Development prior to recording with the Lewis County Auditor's Office.~~