

## Commentary

### ATTACHMENT B – LEWIS COUNTY CODE 16.12 AMENDMENTS

Legislative intent.

Code text to be removed is shown  
with a ~~strike through~~ and code text to be added is shown with an underline.

## **Chapter 16.12 LARGE LOT SUBDIVISIONS**

### **Article I. Purpose**

[NO CHANGE]

### **Article II. Scope**

[NO CHANGE]

### **Article III. Procedure**

[NO CHANGE]

### **Article IV. Large Lot Application, Map, and Supporting Information**

[NO CHANGE]

### **Article V. Design Standards and Guidelines**

[NO CHANGE]

### **Article VI. Environmental Health Standards**

[NO CHANGE]

### **Article VII. Assessor Notification**

[NO CHANGE]

### **Article VIII. Simple Segregations - Alternate Procedure**

#### **16.12.500 Definition.**

A simple segregation is the creation of up to four tracts, five acres in size or larger, leaving no tract less than five acres in size.

## Commentary

### Code Section

Legislative intent

*Code text to be removed is shown  
with a ~~strike through~~ and code text to be added is shown with an underline.*

**16.12.510 Purpose.**

The purpose of this section is to create an alternate process to facilitate the occasional segregation of a simple segregation tract, where the purposes of this section are otherwise met.

**16.12.520 Application and approval.**

- (1) Simple segregations shall be processed as a Type I application.
- (2) The applicant shall show all of the following:
  - (a) ~~that~~ the proposed tract is lawfully zoned for five-acre tracts or larger, and
  - (b) The proposed tract has lawful access to public road.
  - (c) Each tract has been assigned an address including a private road name if applicable.
- (3) To show suitability of the land for current development, the owner of the tracts to be sold or the applicant for a building permit on a lot must show all of the following:
  - (a) The tract has access to water as required by state law.
  - (b) The tract has a suitable building site outside of critical areas and is consistent with criteria in the critical areas ordinance.
  - (c) The tract has a conforming septic and reserve area consistent with Health Department requirements, Chapters 8.40 and 8.41 LCC.
  - (d) The tract has been assigned an address including a private road name if applicable.
- (4) Upon written findings that the ~~two~~ items in subsection (2) of this section are satisfied, the administrator shall approve the simple segregation, which shall be recorded. The conditions of approval shall provide all tracts are legal lots of record for purposes of sale, but with no warranty that the lots are buildable under county rules and regulations. If the applicant submits the additional information required in subsection (3) of this section, the administrator may include a written finding and conditions that the lot is a lawful building lot as of the date of approval.

**16.12.530 Limit on further segregation.**

No lot in a recorded segregation may be further divided within a period of five years from the date of recording without filing for a plat, short subdivision, or large lot subdivision as provided in this chapter.