Chapter 24.55

SUBDIVISION IN CRITICAL AREAS

Sections:
24.55.010  Subdivision in critical areas – Generally.
24.55.020  Subdivision in critical areas – Areas not eligible for subdivision.
24.55.030  Subdivision in critical areas – Areas eligible for subdivision.
24.55.040  Subdivision in critical areas – Minimize risk of damage.
24.55.050  Subdivision in critical areas – Utilities.
24.55.060  Subdivision in critical areas – Plat map.
24.55.070  Subdivision in critical areas – Practices for the use of pesticides to protect critical areas.
24.55.080  Subdivision in critical areas – Landscaping maintenance.

24.55.010  Subdivision in critical areas – Generally.
The subdivision of land with designated critical areas, including but not limited to subdivisions, short plats, large lot subdivisions, binding site plans, and conservation lots, requires careful consideration to meet the purposes of this title in addition to other requirements of the Thurston County Code. Some areas may be deemed ineligible for subdivision and others eligible.

24.55.020  Subdivision in critical areas – Areas not eligible for subdivision.
Lots that are located wholly within a critical area or associated buffer shall not be subdivided, except as otherwise provided for TCC 24.55.030 or in this title. Assessor’s plat maps under chapter 58.18 RCW are not permitted unless it can be demonstrated that enough area exists to permit building sites, structures, and uses that conform to this title.

24.55.030  Subdivision in critical areas – Areas eligible for subdivision.
Parcels that are located wholly within critical aquifer recharge areas, erosion hazard areas, volcanic hazard areas, mine hazard areas, seismic hazard areas or partially within other critical areas and associated buffers, may be divided provided the applicant demonstrates all of the following:

A. A contiguous portion of each proposed lot is located outside of the critical area, hazard area or associated buffer that is of sufficient size and configuration to contain all structures and all related appurtenances associated with the allowed use. Sufficient size means the minimum required by the Environmental Health Division for an onsite sewage disposal system. If the lot will be served by sewer, it shall be at least 5,000 square feet or the minimum lot size, if less than 5,000 square feet;

B. The proposed lots shall be accessible by a legally existing road or a proposed road located outside of critical areas or hazard areas, or as otherwise provided for by this title;

C. If sewer does not serve the site, the proposed lots must also have a suitable sewage disposal system location and a reserve drainfield location outside of the buffer;
D. Where possible, subdivisions must be able to be designed to maintain adequate habitat connectivity, as determined by the review authority; and

E. Also see requirements for critical area tracts and easements (chapter 24.65 TCC).

24.55.040 Subdivision in critical areas – Minimize risk of damage.  
All subdivisions shall be designed in accordance with chapter 14.38 TCC and located to minimize flood damage without new structural flood protection (structural flood protection may include but is not limited to floodwalls, berms or levees) and shall not exacerbate geologic hazards.

24.55.050 Subdivision in critical areas – Utilities.  
All subdivision of land under this title shall provide for the location and construction of public utilities and facilities, such as sewer, gas, electrical and water systems, in a manner that eliminates or, where that is not possible, minimizes potential for flood damage, consistent with chapter 14.38 TCC, and avoids adverse impacts to critical areas and their associated buffers.

24.55.060 Subdivision in critical areas – Plat map.  
See TCC 18.10.050, Contents of Application, and TCC 18.16.020, Specific Requirements. Base flood elevation data and other critical areas and associated buffers shall be identified on the preliminary and final plat maps of land by a licensed engineer or surveyor. A note shall be placed on the plat identifying any use restrictions on individual lots required pursuant to the Thurston County Critical Areas Ordinance (title 24 TCC) and indicating that future development may be subject to review for compliance with chapter 14.38 TCC.

24.55.070 Subdivision in critical areas – Practices for the use of pesticides to protect critical areas.  
Residents of subdivisions with more than eight lots and that have critical areas within the subdivision boundaries shall be required to use Integrated Pest Management practices for pest control to protect critical areas and their species. The requirement to use integrated pest management shall be noted on the plat and the title of all lots. As a condition of subdivision approval, the applicant shall provide educational materials pertaining to Integrated Pest Management to each initial home owner in the subdivision.

24.55.080 Subdivision in critical areas – Landscaping maintenance to protect critical areas.  
Washington State University Extension Office best management practices (BMP), Thurston County BMPs or other BMPs accepted by the approval authority shall be used for fertilizing landscaping, and managing weeds near or adjacent to critical areas.