

CITY OF FIFE, WASHINGTON

ORDINANCE NO. 1806

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 18.05.160 OF THE FIFE MUNICIPAL CODE TO CLARIFY REQUIREMENTS FOR FINAL PLAT PREPARATION**

WHEREAS, Section 18.05.160 currently allows for the waiver of right of direct access to any street from any property without specifying that other access to the lot exist; and

WHEREAS, without that specification, it is possible for useless, unusable lots to be created, in direct conflict with the mandate of FMC 18.07.060; and

WHEREAS, Section 18.05.160 also currently only requires a quit claim deed be used for dedications to the city; and

WHEREAS, quit claim deeds do not afford the proper measure of protection against competing claims;

WHEREAS, it is properly the job of the City Council to change the Code to correctly reflect its intention; now, therefore,

THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Section 18.05.160 of the Fife Municipal Code is hereby amended to read as follows:

**18.05.160 Preparation of final plat**

The final plat shall be prepared in accordance with the following requirements:

A. Application. Eight paper copies of a final plat meeting all requirements of RCW Chapter 58.17 and this title shall be submitted to the director along with the fee established by FMC Chapter 3.80. The final plat shall be accompanied by a copy of the approved preliminary plat and any documents required by this section. An application for final plat approval shall be approved or returned to the applicant for corrections within 30 days of receipt of a complete application by the department unless the applicant agrees, in writing, to an extension of this time period.

B. Scale and Format. The final plat shall be drawn with India ink on mylar measuring 24 inches by 36 inches in size, allowing one-half inch for border. The final plat shall be accurate, legible and drawn to an engineering (decimal) scale of 100 feet or fewer to the inch. If more than one sheet is required, an index sheet showing the entire subdivision

with street and highway names and block numbers (if any) shall be provided. Each sheet, including the index sheet, shall be of the above-specified size. All signatures or certifications appearing on a final plat shall be in reproducible black ink.

C. Final Plat Contents. A final plat shall contain the following information:

1. The name of the subdivision;
2. Legal description of the property being subdivided;
3. Numeric scale, graphic scale, true north point and date of preparation of the final plat;
4. The boundary line of the plat, referenced to USGS or USC and GS datum and based on an accurate traverse, with angular and linear dimensions and bearings;
5. The exact location, width and name of all streets, alleys and other public ways within and adjacent to the subdivision;
6. The exact location, width and purpose of all easements and dedications for rights-of-way provided for public and private services and utilities;
7. True courses and distances to the nearest established street lines, or section or quarter section corner monuments which shall accurately locate the subdivision;
8. Municipal, township, county or section lines accurately tied to the lines of the plat by distances and courses;
9. All lot and block numbers and lines, with accurate dimensions in feet and hundredths of feet;
10. Delineation of the building envelope and setbacks of each lot;
11. The radii, internal angles, points of curvature, tangent bearings and lengths of all arcs;
12. The accurate location of each permanent control monument. One such monument shall be located at each and every controlling corner on the boundaries of the parcel of land being subdivided; at each street centerline intersection, each point of curvature (PC), each point of tangency (PT), and each point of reverse curve (PRC); and at each intersection of a street centerline with a plat boundary;
13. All plat meander lines or reference lines along bodies of water shall be established above, but not farther than 20 feet from the highwater line of such body;

14. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes of such dedication or reservation and any limitations indicated thereon and in the dedication;

15. Accurate outlines of any areas to be reserved by deed covenant for common use of owners of property within the subdivision, together with the purposes of such reservation;

16. Any restrictions or conditions on the lots or tracts within the subdivision, as required by the city council or at the discretion of the property owner;

17. The name and seal of the licensed land surveyor responsible for preparation of the final plat, and a signed certification on the plat by said surveyor to the effect that it is a true and correct representation of the land actually surveyed by him or her, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct;

18. A signed certification stating that the subdivision has been made with the free consent, and in accordance with the desires of the owner or owners. If the plat includes a dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public, any individual or individuals, religious society or societies, or to any corporation, public or private, as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage or maintenance of said street or other areas so dedicated. Such certificate or instrument shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided. An offer of dedication may include a waiver of right of direct access to any street from any property. However, direct street access may be waived only so long as other access to the lot is provided. No such waiver may result in an unusable lot. Such waiver may be required by the city engineer as a condition of approval. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation or grant as shown on the face of the plat shall be considered as a statutory warranty deed to the said donee or grantee for use for the purpose intended by the donation or grant. The acceptance of right-of-way by the city shall not obligate the city to improve or develop the lands in the right-of-way;

19. Certification that all lots meet minimum zoning requirements;

20. Certification that roads, utilities, drainage facilities, and related infrastructure have been built or provided for;

21. If the plat is subject to a dedication, a certificate containing the dedication of all streets and other areas, signed and acknowledged before a notary public by all parties having an ownership interest in the lands subdivided;

22. Signature blocks for the certification of approval by the county assessor-treasurer, county auditor, Fife clerk/treasurer, public works director, and city manager;

23. Space for the signature of the city manager to accept the public rights-of-way on behalf of the city;

24. Certification by the Pierce County treasurer that all taxes and delinquent assessments for which the property may be liable as of the date of certification have been paid, satisfied or discharged;

25. A form for the certificate of the county recorder.

26. Buildable Lands Report Information.

a. Number of dwelling units;

b. Gross and net acreage;

c. Existing zoning and plan designation;

d. Proposed zoning and plan designation;

e. Number of platted lots;

f. Square feet used to determine permitted number of units;

g. Square feet used for:

i. Environmental constraints;

ii. Roads;

iii. Stormwater and utilities;

h. Achieved density.

#### D. Accompanying Documents.

1. In cases where any protective deed covenants will apply to lots or parcels within a subdivision, a typewritten copy of such covenants shall be submitted along with the final plat.

2. The final plat shall be accompanied by a complete survey of the section or sections in which the plat or replat is located, or as much thereof as may be necessary to properly orient the plat within such section or sections. The plat and section survey shall

be submitted with complete field and computation notes, showing the original or re-established corners, with the descriptions of the same, and the actual traverse showing error of closure and method of balancing. A sketch showing all distances of the plat shall accompany this data. The allowable error of closure shall not exceed one foot in 10,000 feet.

3. The final plat shall be accompanied by a current (within 30 days) title company certification of:

- a. The legal description of the total parcel sought to be subdivided;
- b. Those individuals or corporations holding an ownership interest in said parcel;
- c. Any lands to be dedicated shall be confirmed as being in the name of the owners signing the dedication certificate;
- d. Any easements or restrictions affecting the property to be subdivided with a description of purpose and referenced by auditor's file numbers and/or recording number.

If lands are to be dedicated or conveyed to the city as part of the subdivision, an A.L.T.A. title policy may be required by the city engineer.

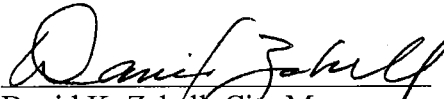
4. All required performance and maintenance bonds.
5. Electronic copy in a format determined by the city.

Section 2. Each and every provision of this Ordinance shall be deemed severable. In the event that any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof, provided the intent of this Ordinance can still be furthered without the invalid provision.

Section 3. This Ordinance shall be in full force and effect five (5) days after publication as required by law. A summary of this Ordinance may be published in lieu of the entire Ordinance, as authorized by State law.

Introduced the 9<sup>th</sup> day of Oct, 2012.

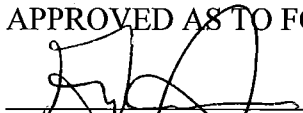
Passed by the City Council on the 23<sup>rd</sup> day of Oct 2012.

  
David K. Zabel, City Manager

ATTEST:

  
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Carol Etgen, City Clerk

APPROVED AS TO FORM:

  
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Loren D. Combs, City Attorney  
*am. d. Combs atty*

Published: 10/25/12  
Effective Date: Oct 30<sup>th</sup>, 2012.

**Ad Order Confirmation**

**Ad Order Number** 0001346167  
**PO Number** ORD 1789-1812,1815/6/9  
**Customer Account** 220218AIM  
**Customer** CITY OF FIFE  
ACCOUNTS PAYABLE,5411 23RD ST E,  
FIFE WA 98424-2061 USA

**Phone Number** 253-922-2489  
**Phone Number 2**  
**Customer Fax**

**Payment Method**  
**Total Amount** \$1,317.39  
**Payment Amt** \$0.00  
**Amount Due** \$1,317.39

**Ad Number** 0001346167-01  
**Sales Rep.** legals  
**Blind Box**  
**Tear Sheets** 3  
**Proofs** 0  
**Ad Size** 2.0 X 122 Lf  
**Invoice Text:** ORD 1789-1812,1815,1816,1819  
**Affidavits** 1  
**Placement** Legal  
**Position** Legals-001

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Product	Start Date	Stop Date	# Inserts
The News Tribune	10/25/2012	10/25/2012	1

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INDEX OF ORDINANCES PASSED BY  
THE CITY OF FFE  
ORDINANCE NO. 1788

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, ADDING CHAPTER 2.04 AND SECTIONS 2.04.010, 2.04.020, 2.04.030, 2.04.040, 2.04.050, 2.04.060, 2.04.070, 2.04.080, AND 2.04.090 TO THE FFE MUNICIPAL CODE TO ADOPT THE CITY'S PUBLIC RECORDS POLICIES AND COMPLY WITH RCW REQUIREMENTS.

ORDINANCE NO. 1790

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTIONS 8.04.010 & 8.04.020 OF THE FFE MUNICIPAL CODE TO MORE PRECISELY AND ENFORCEABLY DEFINE "MILITANCE".

ORDINANCE NO. 1791

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTIONS 16.04.020, 16.04.050, 19.02.030 AND 19.52.020 OF THE FFE MUNICIPAL CODE TO REMOVE DISCREPANCY AND INCONSISTENT LANGUAGE.

ORDINANCE NO. 1792

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 10.04.310 OF THE FFE MUNICIPAL CODE TO GIVE NOTICE TO LEASEHOLDERS OF IMPOUNDED VEHICLES AND ALLOW LEASEHOLDERS REDEMPTION.

ORDINANCE NO. 1793

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, REPEALING CHAPTER 2.18 OF THE FFE MUNICIPAL CODE TO REMOVE "BUILDING APPROVAL" FROM THE CODE.

ORDINANCE NO. 1794

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTIONS 8.34.010, 8.34.020, 8.34.045 AND REPEALING 8.34.040 OF THE FFE MUNICIPAL CODE TO CONFORM TO THE REVISED CODE OF WASHINGTON AND APPLY CONSISTENTLY WITH THE FFE MUNICIPAL CODE REGARDING SHARING IN CITY FACILITIES.

ORDINANCE NO. 1795

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 2.52.310 AND REPEALING SECTION 2.52.370 OF THE FFE MUNICIPAL CODE TO REMOVE UNNECESSARY REQUIREMENTS FROM FFE POLICE DEPARTMENT PROCESSES.

ORDINANCE NO. 1796

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTIONS 2.68.020, 13.04.200, 13.16.020, 13.16.030, 13.16.040 AND 15.04.100 OF THE FFE MUNICIPAL CODE TO UPDATE RULES AND CORRECTLY ADOPT BY REFERENCE CURRENTLY USED SOURCES.

ORDINANCE NO. 1797

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, ADDING SECTIONS 13.04.250 AND 13.18.120 AND AMENDING SECTION 13.09.030 OF THE FFE MUNICIPAL CODE TO ENHANCE BONDING REQUIREMENT.

ORDINANCE NO. 1798

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTIONS 6.04.010 AND REPEALING SECTIONS 6.04.020, 6.04.030, 6.04.040, 6.04.050, 6.04.060, 6.04.070, 6.04.080, AND 6.04.090 OF THE FFE MUNICIPAL CODE TO REMOVE OUTDATED PROCEDURES AND ADOPT CURRENT WASHINGTON ADMINISTRATIVE CODE REGULATIONS REGARDING DISEASED AND QUARANTINED ANIMALS.

ORDINANCE NO. 1799

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, REPEALING CHAPTER 9.10 OF THE FFE MUNICIPAL CODE DEFERRING TO THE AUTHORITY OF THE STATE AND STATE DESIGNATED AGENCIES.

ORDINANCE NO. 1800

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, REPEALING CHAPTER 5.32 OF THE FFE MUNICIPAL CODE AS BEING UNNECESSARILY RESTRICTIVE AND NO LONGER NECESSARY TO PRESERVE THE PUBLIC PEACE AND WELFARE.

ORDINANCE NO. 1801

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTIONS 13.08.050 AND 14.10.030 OF THE FFE MUNICIPAL CODE TO CLARIFY THE DUTIES OF THE FFE HEARING EXAMINERS.

ORDINANCE NO. 1802

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTIONS 6.04.100, 6.04.110, 6.18.050, 8.16.130, 12.08.020, 13.32.030, 15.02.250, 17.04.300, AND 19.52.070 AND REPEALING SECTIONS 6.04.130 AND 8.04.110 OF THE FFE MUNICIPAL CODE TO UPDATE AND KEEP CONFORMANT THROUGHOUT THE FFE MUNICIPAL CODE.

ORDINANCE NO. 1803

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTIONS 5.06.020, 9.09.040, 9.13.010, 9.21.010, 9.22.040, 9.23.010, 9.27.010, 9.29.010, 9.33.010, 9.37.010, 9.39.010, 9.43.010, 9.54.010, 9.59.010, 9.59.010, AND 9.77.010 OF THE FFE MUNICIPAL CODE TO REMOVE INCORPORATION OF TITLES, TO CORRECT CRIMINAL CODE LEVEL, AND TO UPDATE NEW CAPTIVES AS INCORPORATED BY REFERENCE INTO THE FFE.

ORDINANCE NO. 1804

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING 17.17.020 OF THE FFE MUNICIPAL CODE TO DEFINE "MONITOR SPECIES".

ORDINANCE NO. 1805

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTIONS 5.01.100, 13.04.220, 13.09.330, AND 13.09.340 OF THE FFE MUNICIPAL CODE TO CONFORM WITH ENTRY TO CURRENT STATE AND FEDERAL LAW.

ORDINANCE NO. 1805

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 18.05.160 OF THE FFE MUNICIPAL CODE TO CLARIFY REQUIREMENTS FOR RISK PLAN PREPARATION.

ORDINANCE NO. 1807

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 9.03.040 OF THE FFE MUNICIPAL CODE TO REMOVE UNACCEPTABLE LANGUAGE AND MORE NARROWLY TARGET THE PARAMETERS OF THE CRIME OF LITERING.

ORDINANCE NO. 1808

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, ADDING CHAPTER 8.21 AND SECTION 8.21.010 AND AMENDING SECTIONS 3.11.020, 3.11.030, 3.70.040, 3.70.050, 3.82.020, 3.16.070, 3.16.090, 8.32.010, 9.22.010, 9.23.010, 9.29.010, 9.41.010, 9.43.010, 9.44.020, 9.51.010, 9.54.010, 9.80.010, 10.04.045, 10.04.050, 10.04.060, 10.04.300, 10.04.320, 10.52.060, 10.60.080, 15.52.010, 17.04.230 AND 19.03.020 OF THE FFE MUNICIPAL CODE TO CONFORM WITH CURRENT THE VERSIONS OF THE REVISED CODE OF WASHINGTON, THE WASHINGTON ADMINISTRATIVE CODE AND THE TACOMA MUNICIPAL CODE AS ADOPTED BY REFERENCE IN THE FFE MUNICIPAL CODE.

ORDINANCE NO. 1809

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, ADDING CHAPTER 15.75 AND SECTION 15.75.010 TO THE FFE MUNICIPAL CODE TO CLARIFY INFORMATION SURROUNDING DEMOLITION PERMITS.

ORDINANCE NO. 1810

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, ADDING SECTIONS 18.32.030 AND 18.32.050 TO THE FFE MUNICIPAL CODE TO CLARIFY INFORMATION REGARDING FILE/GRADE PLAN REVIEW AND PERMIT FEES.

ORDINANCE NO. 1811

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, ADDING SECTION 18.06.220 AND AMENDING SECTION 18.06.160 OF THE FFE MUNICIPAL CODE TO UPDATE THE LIMITATIONS ASSOCIATED WITH PRELIMINARY AND FINAL PLATS.

ORDINANCE NO. 1812

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 10.22.030 OF THE FFE MUNICIPAL CODE TO MAKE NON-PROFIT OWNERS CONSISTENT.

ORDINANCE NO. 1815

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING THE TITLES TO CHAPTERS 3.60 AND 3.61 OF THE FFE MUNICIPAL CODE, AMENDING SECTIONS 3.60.010, 3.61.010, 3.61.015, AND 3.61.030 OF THE FFE MUNICIPAL CODE, AND ADDING SECTION 3.60.037 TO THE FFE MUNICIPAL CODE, ADDING A UTILITY TAX OF 0% FOR CELLULAR TELEPHONE, CABLE TELEVISION, AND GARBAGE, INCREASING THE UTILITY TAX FOR NATURAL GAS, TELEPHONE, SEWER, WATER, AND STORM DRAINAGE AND SURFACE WATER MANAGEMENT UTILITY SERVICES TO 0%, AND FROTHING SUNSET PROVISIONS.

ORDINANCE NO. 1816

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 3.85.020 OF THE FFE MUNICIPAL CODE REGARDING THE PUBLIC SAFETY FUND.

ORDINANCE NO. 1819

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FFE, PIERCE COUNTY, WASHINGTON, ADOPTING AN IMMEDIATE (AS APPLICABLE) ON THE ESTABLISHMENT, LOCATION, OR PERMITTING OF GAMBLING PREMISES; SETTING A PUBLIC HEARING; AND DECLARING THIS ORDINANCE A PUBLIC EMERGENCY ORDINANCE AND THIS BEING THE EMERGENCY.