



CITY OF PASCO

TAX PARCEL SEGREGATION

CHAPTER 26.48

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26.48.010 PURPOSE. The purpose of a tax parcel segregation is to provide an administrative method to separate lots of record into parcels suitable as building sites. The intent of a tax parcel segregation is to address problems pertaining to multiple platted lots being parceled as one taxable unit and to promote orderly and efficient community growth. (Ord. 3398 Sec. 2, 1999.)

26.48.020 APPLICABILITY. A tax parcel containing two (2) or more lots of record may be segregated under the provisions of this chapter, provided that such adjustment:

- (1) Will not result in the creation of more tax parcels than platted lots;
- (2) Will not create any lot, tract, parcel, or site which contains insufficient area and dimensions to meet the requirements of the Zoning Ordinance (PMC Title 25);
- (3) Will not adversely effect access, easements or drain fields;
- (4) Will be consistent with any applicable health, building or similar regulations;
- (5) Will not increase the nonconforming aspects of an existing nonconforming lot or structure. (Ord. 3398 Sec. 2, 1999.)

26.44.030 APPLICATION. (1) A complete application for tax parcel segregation shall be made on forms to be provided by the City Planner, and shall be submitted to the Planning Department together with the applicable fee identified in P.M.C. 26.52.010 and six (6) copies of a plan, drawn to scale and accurately dimensioned, clearly showing the following information:

- (a) The proposed parcel lines for all affected lots, indicated by heavy solid lines;
- (b) The legal description(s) and parcel number(s) of the affected parcel(s);
- (c) The location of all structures existing upon the affected parcel(s);
- (d) The location and dimensions of any drain field, wellhead protection area, easement or right-of-way existing within or adjacent to any affected parcel(s);
- (e) The area and dimensions of each parcel following the proposed segregation;
- (f) The existing and, if applicable, proposed future method of sewage disposal for each affected parcel. Where any parcel affected by a proposed segregation is served or is likely to be served in the future by an on-site sewage disposal system, a percolation test for each such parcel may be required by the City Engineer when the City Engineer finds that the proposed segregation could adversely affect the ability of such parcel(s) to be adequately served by such on-site system.

(2) The City Planner may require a tax parcel segregation to be prepared by a licensed land surveyor in order to ensure the accuracy of the new legal descriptions and drawing. (Ord. 3398 Sec. 2, 1999.)

26.48.040 ADMINISTRATIVE REVIEW. An application for tax parcel segregation shall be approved, approved with conditions, returned to the applicant for modifications or denied within fifteen (15) days of its receipt by the City Planner. The City Planner shall not be considered to be in receipt of a complete application unless and until such time as the application meets the requirements of Section 26.48.030.

(1) The City Planner shall forward one (1) copy of the proposed tax parcel segregation plan to the City Engineer who shall review the plan and submit comments to the City Planner within ten (10) days of receipt.

(2) Following review of the comments the City Engineer, but no later than fifteen (15) days following receipt of a complete application, the Planning Director shall approve or deny the requested tax parcel segregation. If the tax parcel segregation is denied the City Planner shall make appropriate findings of fact in writing. Following a decision, the City Planner shall notify the applicant.

(3) The City shall provide the County Assessor's Office with documentation of acceptance for all approved tax parcel segregations. The applicant shall be responsible for completion of all conditions imposed by the County Assessor and the County Treasurer. The City's acceptance of the tax parcel segregation shall be valid for a period of sixty (60) days in which the applicant must satisfy all requirements of the County Assessor and the County Treasurer or the acceptance of the tax parcel segregation shall be null and void.

(4) Appeals of an administrative decision relating to a binding site plan may be made to a hearing examiner pursuant to Chapter 25.84 of this title. Such an appeal must be made in writing and filed together with the appeal fees listed in 26.52.010 with the City Planner within ten (10) working days from the date on which the decision was rendered, if not, the decision of the City Planner is final and no further appeal may be made;

(5) The written appeal shall include a detailed explanation stating the reason for the appeal. The decision of the hearing examiner shall be the final action. (Ord. 3398 Sec. 2, 1999.)

26.48.050 CITY ACCEPTANCE OF TAX PARCEL SEGREGATION REQUIRED. Prior to segregation of any parcel within the City of Pasco the property owner(s) must comply with the conditions of this chapter. The County Assessor's Office shall not segregate any tax parcel located within the City of Pasco without documentation that the City has approved the segregation. (Ord. 3398 Sec. 2, 1999.)