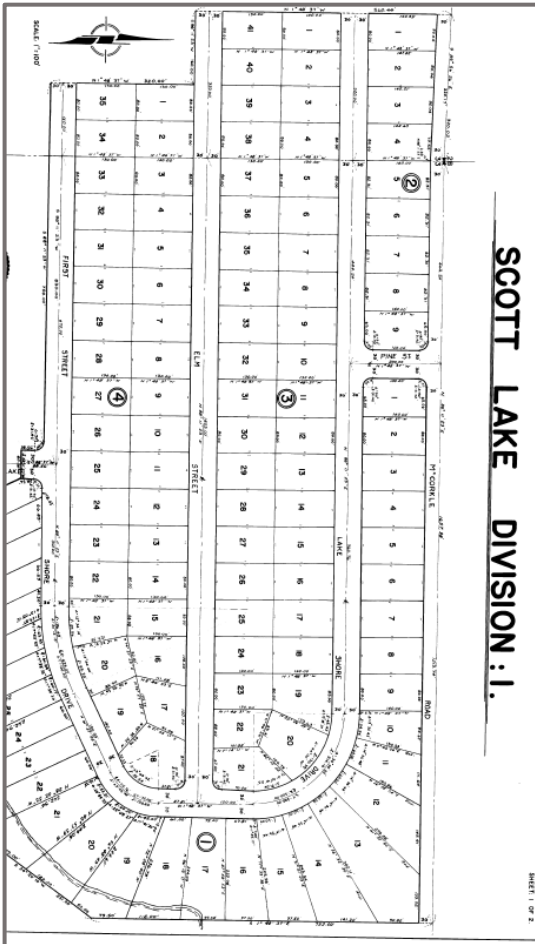


# THURSTON COUNTY

## 2019 Official Development Code Docket Item

### #A-17: Plat Extensions



### OVERVIEW

The County is considering changing its development code.

**This proposed development code amendment (#A-17) would increase the maximum amount of years that the County may give as an extension for preliminary plats seeking final approval.**

Section 18.12.150 of the Thurston County Code defines how preliminary plats (subdivisions) are submitted and approved. This includes subdivision requirements and deadlines.

In certain situations, the County may grant extensions to preliminary plat projects, which extends the deadline for final plat approval.

**This proposed amendment benefits the community by allowing more flexibility for citizens to complete their subdivision projects.**

Community involvement is key, and there will be many opportunities for the public to provide input and feedback on this proposed amendment.

## Amendment #A-17: Plat Extensions - Planning Timelines

#### Summer 2019

- Internal Review
- Planning Commission Work Sessions

#### Fall 2019

- Planning Commission Public Hearing
- SEPA Review

#### Late 2019 / Early 2020

- Board of County Commissioners Review & Public Hearing

#### Early 2020

- Board of County Commissioners Adopts or Rejects #A-17

To learn more and sign up for updates, visit:

<https://www.thurstoncountywa.gov/planning/Pages/devcode-plat-extensions.aspx>

## FAST FACTS

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**Thurston County government is considering changing the County development code to increase the time granted by preliminary plat extensions from one-year to three-years.**

### **What would the proposed amendment (#A-17) do?**

- ◆ For most subdivision projects in the County, there is a five-year deadline to go from preliminary plat to final plat approval
  - But a subdivision may ask the County for an extension on that deadline
    - For most subdivision projects, the County offers a one-time, one-year extension
- ◆ **Amendment #A-17 would change that extension to a one-time, three-year extension.**

### **What are plats?**

- ◆ Plats are maps of a proposed subdivision (neighborhood), which show the division of the land into;
  - Lots, Blocks, Streets, Alleys, other divisions or dedications
- ◆ Plats are used to plan the construction of subdivisions (neighborhoods)

### **What is the plat process?**

- ◆ Subdivisions have a three-step approval process before lots can be created and sold:
  1. Preliminary Plat Approval
    - General layout of the streets and lots, and other requirements
  2. Construction Plan Approval
    - Approval and construction of site improvements (if required)
  3. Final Plat Approval
    - Final plat document is recorded by the county
    - Lots can now be used, developed, and sold

### **Staff Contact**

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