

THURSTON COUNTY PLAT EXTENSIONS

PLANNING COMMISSION – SEPTEMBER 4 2019



Development Code Amendment A-17 “Plat Extensions”

18.08.133TCC

18.12.150TCC

THURSTON



GOALS OF TODAY'S BRIEFING

- 1. Learn about Preliminary Plat Extensions**
- 2. Generate and Receive Planning Commission Questions**
- 3. Receive Planning Commission Direction**
 - a) 3 options**

DEVELOPMENT CODE DOCKET ITEM A-17

- What does the proposed item want?
 - **Increase length of extensions for preliminary plat final approval**
- What codes are proposed to change?
 - 18.08.133 – Definitions / Department
 - 18.12.150 – Preliminary Plat / Duration of Approval
 - Compliance with RCW
- What is the benefit?
 - Simplified extension qualifications
 - Allows projects more time, if needed



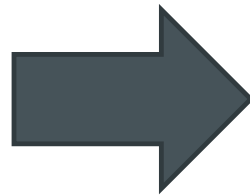
Source: Wikimedia Commons
https://upload.wikimedia.org/wikipedia/commons/8/8c/Extension_cord.JPG

CHANGE IN DEFINITION OF DEPARTMENT

- 18.08.133 TCC – “Department”

- Current:

- "Department" means the **resource stewardship** department, its director, or its designee, unless, otherwise specified in this title.



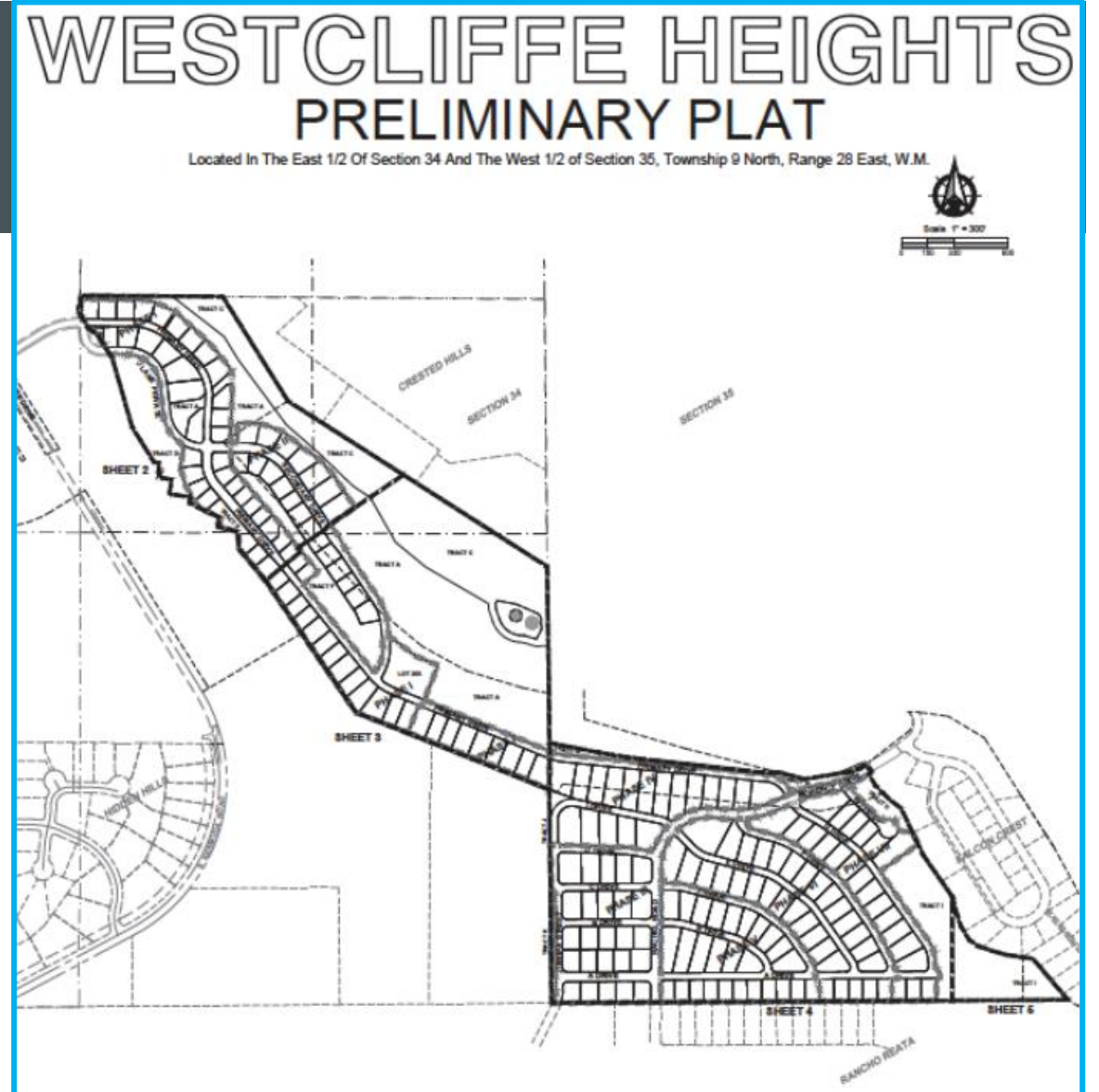
- Proposed:

- "Department" means the **community planning and economic development** department, its director, or its designee, unless, otherwise specified in this title.

WHAT ARE PLATS?

■ Plat Definition

- "Plat" means a map or representation of a subdivision, showing division of land into;
 - Lots, Blocks, Streets, Alleys and other divisions or dedications



Source: Richland, Washington
<https://www.ci.richland.wa.us/home/showdocument?id=4963>

WHAT IS THE CURRENT PLAT PROCESS?

1. Basic Map

```
graph TD; A[1. Basic Map] --> B[2. Improvements]; B --> C[3. Final Approval];
```

2. Improvements

3. Final Approval

Land divisions have a **three-step** approval process prior to the creation and sale of the lots:

1. Preliminary plat approval:

- General layout of the streets, and lots
- Verification of water availability and other Title 18 Requirements

WHAT IS THE CURRENT PLAT PROCESS?

1. Basic Map

```
graph TD; A[1. Basic Map] --> B[2. Improvements]; B --> C[3. Final Approval];
```

2. Improvements

3. Final Approval

Land divisions have a **three-step** approval process prior to the creation and sale of the lots:

2. Construction plan approval:

- Approval and construction of site improvements (if required)
- Clearing and grading for the installation of stormwater facilities, streets, water lines, and sewage disposal systems.

WHAT IS THE CURRENT PLAT PROCESS?

1. Basic Map

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graph TD; A[1. Basic Map] --> B[2. Improvements]; B --> C[3. Final Approval];
```

2. Improvements

3. Final Approval

Land divisions have a **three-step** approval process prior to the creation and sale of the lots:

3. Final plat approval:

- Upon completion of the improvements, the final plat document is recorded
- Lots become eligible for use, development, and sale.

PRELIMINARY PLAT APPROVAL DEADLINES (18.12.150 TCC)

- The applicant has **five years** after preliminary plat approval in which to submit the plat for final approval
 - Preliminary plat approval locks in terms and conditions for the project
- But! Applicant can request an extension
 - Written request submitted to department
 - Extensions must be consistent with:
 - Adopted Comprehensive Plan
 - Applicable Public Health and Safety Standards
 - No emerging adverse environmental issues relevant to the project

CURRENT THURSTON COUNTY PRELIMINARY PLAT EXTENSIONS

■ Three Categories for Extensions

1. Planned Rural Residential Developments (Up to 10, 1-year extensions)

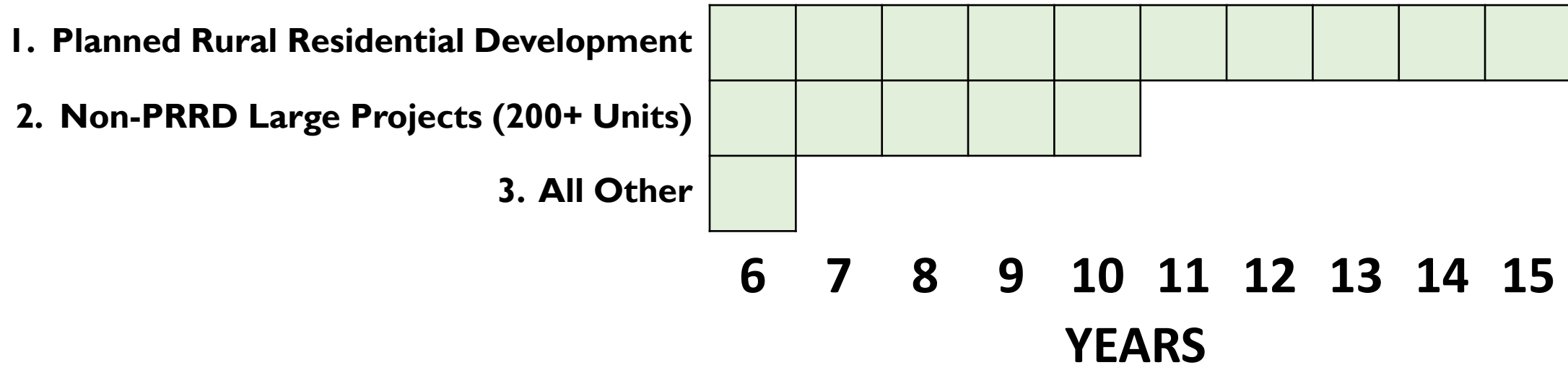
- 400 or more residential units; and
- Phased development over six to fifteen years
 - A final plat must be filed each year

2. Non-PRRD Large Projects (Up to 5, 1-year extensions)

- Over 200, but less than 400, living units; and
- 50% or more of lots have received final plat approval.

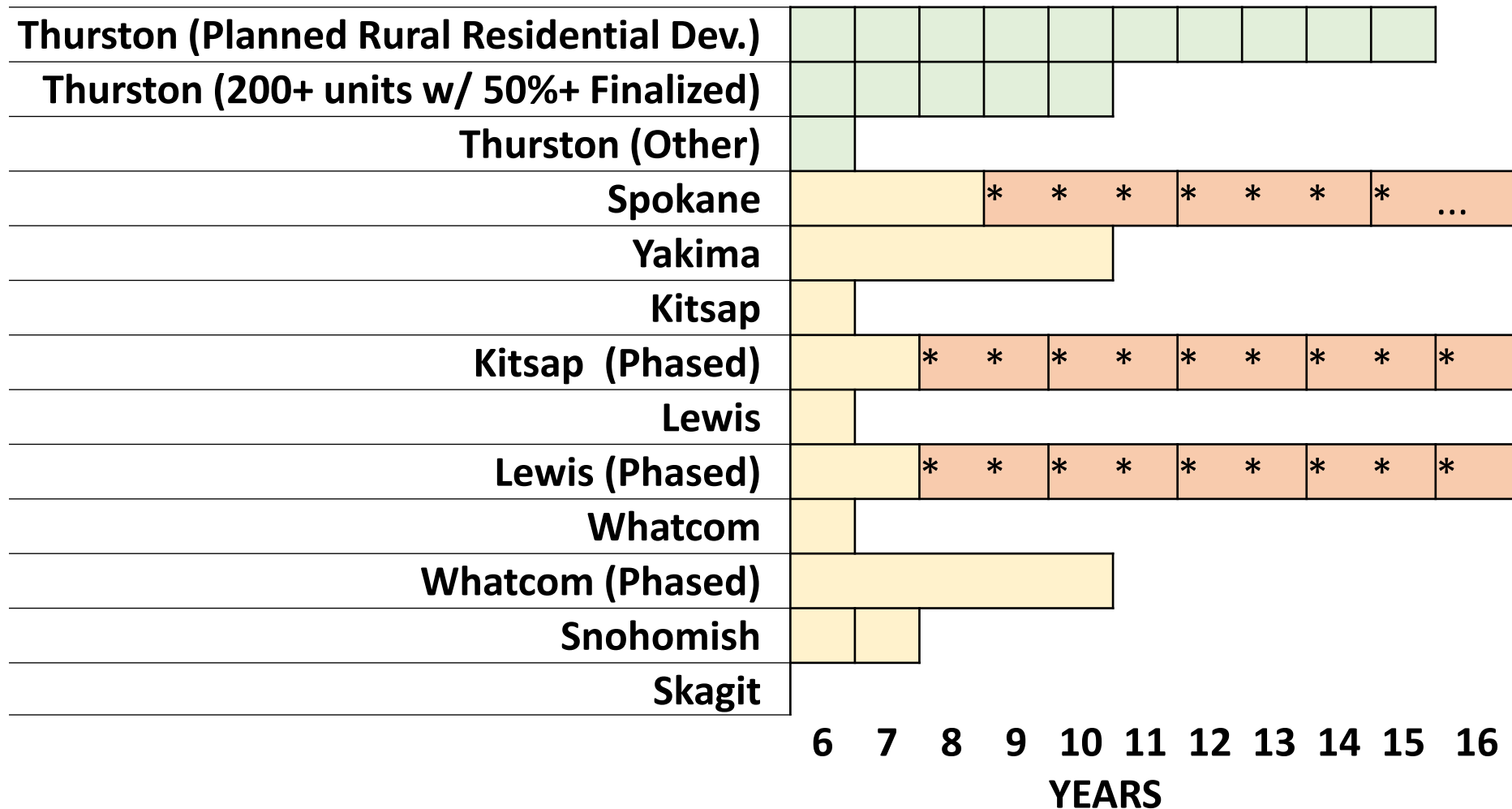
3. All Other Preliminary Plats (Up to 1, 1-year extension)

EXISTING THURSTON COUNTY EXTENSION CATEGORIES BY LENGTH OF TIME



Note: Each outlined cell represents an individual extension.
Ex/ Planned Rural Residential can obtain up to 10, 1-year extensions.

COUNTY COMPARISON OF EXTENSION LENGTHS



Note: Each outlined cell represents an individual extension. Ex/ Planned Rural Residential can obtain up to 10, 1-year extensions.

Note: Spokane County allows unlimited 3-year extensions

Note: Kitsap and Lewis offer a 2-year extension, per phase of the project

OPTION A: NO CHANGES

■ Current

- 1. Planned Rural Residential Developments
(Up to 10, 1-year extensions)**
 - Meets requirements of Chapter 20.30A Planned Rural Residential Development;
 - Over 400 residential units; and
 - Preliminary plat reflects phased development over a period that is between six and fifteen years
- 2. Non-PRRD Large Projects
(Up to 5, 1-year extensions)**
 - Over **200** living units; and
 - **50%** or more have received final plat approval.
- 3. All Other Preliminary Plats
(Up to 1, 1-year extension)**

OPTION B: CHANGES

■ Current

- 1. Planned Rural Residential Developments (Up to 10, 1-year extensions)**
 - Meets requirements of Chapter 20.30A Planned Rural Residential Development;
 - Over 400 residential units; and
 - Preliminary plat reflects phased development over a period that is between six and fifteen years
- 2. Non-PRRD Large Projects (Up to 5, 1-year extensions)**
 - Over **200** living units; and
 - **50%** or more have received final plat approval.
- 3. All Other Preliminary Plats (Up to 1, 1-year extension)**



■ Proposed [Option B]

- 1. Large Projects (Up to 5, 1-year extensions)**
 - Over **100** living units; and
 - **10%** or more have received final plat approval.
- 2. All Other Preliminary Plats (Up to 3, 1-year extensions)**

OPTION C: CHANGES

■ Current

- 1. Planned Rural Residential Developments (Up to 10, 1-year extensions)**
 - Meets requirements of Chapter 20.30A Planned Rural Residential Development;
 - Over 400 residential units; and
 - Preliminary plat reflects phased development over a period that is between six and fifteen years
- 2. Non-PRRD Large Projects (Up to 5, 1-year extensions)**
 - Over **200** living units; and
 - **50%** or more have received final plat approval.
- 3. All Other Preliminary Plats (Up to 1, 1-year extension)**



■ Proposed [Option C]

- 1. Phased Development (Up to 5, 2-year extensions)**
 - 2-year extension per phase.
 - Maximum of 10 years total.
- 2. All Other Preliminary Plats (Up to 1, 3-year extension)**



Questions?

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