

**Thurston County Community Planning and Economic Development
Department**

Community Planning Division

**THURSTON COUNTY PLANNING
COMMISSION DRAFT**

Chapters: 18.08 AND 18.12

October 16th, 2019

PLAT EXTENSIONS.

Chapter:

**18.08.133 (attachment-A)
18.12.150 (attachment-B)
(Amended)**

Deleted Text:	Strikethrough	Proposed Changes:	<u>Underlined</u>
Staff Comments:	<i>Italics</i>	Unaffected Omitted Text	...

Development Docket Item A-17 (Preliminary Plat Extension of Time) proposes to change the method for approving extensions of time for preliminary plats (subdivisions) and modify the duration of the extension in Section 18.12.150 TCC. This development code update creates amends 18.08.133 TCC (Definitions) and 18.12.150 (Preliminary Plats).

ATTACHMENT – A: AMENDED CHAPTER, Platting and Subdivisions, Definitions (Title 18)

Chapter 18.08 - DEFINITIONS

Sections:

18.08.133 - Department.

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

ATTACHMENT – B: AMENDED CHAPTER, Platting and Subdivisions, Preliminary Plat (Title 18)

Chapter 18.12 – PRELIMINARY PLAT

Sections:

18.12.150 – Duration of approval.

- A. Approval Length. Approval of the preliminary plat shall be effective for five years from the date of approval, during which time a final plat or plats may be submitted. During this time the terms and conditions upon which the preliminary approval was given will not be changed without the applicant's consent. A final plat meeting all requirements of this title shall be submitted to the board of county commissioners for approval within five years of the date of preliminary plat approval.

If the preliminary plat was approved before January 1, 2015, a final plat meeting all requirements of this title shall be submitted to the board of county commissioners for approval within seven years of the date of preliminary plat approval.

~~An applicant who files a written request with the department at least thirty calendar days before the expiration of this five year period shall be granted a one year extension of the approval period by the department; provided, that the department finds that the preliminary plat is consistent with the adopted comprehensive plan, is consistent with applicable public health and safety standards, and there are no emerging adverse environmental issues relevant to the project. If the department cannot make the above findings, the department shall schedule a public hearing before the hearing examiner to consider the requested one year extension of time, in accordance with the procedures of this title and Chapter 2.06 TCC.~~

B. Extensions.

1. Phased Development Extensions. Approved phased development may receive one two-year extension for each phase of the development, so long as at least one phase was given final approval within the two years prior to each subsequent extension request, in accordance with the criteria in subsection (C) of this section.
2. Nonphased Development Extensions. Except as otherwise provided in code, approved preliminary plats may receive one three-year extension in accordance with the criteria in subsection (C) of this section.

~~If the preliminary plat consists of more than two hundred living units or lots and one-half the total lots have received final plat approval, an applicant who files a written request with the department at least thirty calendar days before the expiration of the five year approval period may be granted up to five one-year extensions of the approval period by the department; provided, that a final plat has been filed each year. The department shall grant the extension of time upon finding that the preliminary plat is consistent with the adopted comprehensive plan, is consistent with applicable public health and safety standards and there are no emerging adverse environmental issues relevant to the project. If the department cannot make the above findings, the department shall schedule a public hearing before the hearing examiner to consider the requested one-year extension of time, in accordance with the procedures of this title and Chapter 2.06 TCC.~~

~~C. The provisions of subsection B of this section above shall apply to preliminary plats with more than two hundred lots applied for or approved prior to the effective date of the ordinance codified in this section.*~~

~~D. The hearings examiner may approve a preliminary plat with a provisional extended approval clause, allowing sequential one year extensions of the preliminary approval by the department, for up to ten years beyond the initial five year approval, for a total of fifteen years, subject to all of the following conditions and Section 18.12.150(E), below:~~

- ~~1. The preliminary plat meets the requirements of Chapter 20.30A, Planned Rural Residential Development;~~
- ~~2. The preliminary plat includes four hundred or more residential units;~~
- ~~3. The preliminary plat reflects phased development over a period that is between six and fifteen years; and~~
- ~~4. The terms and conditions of preliminary approval may be changed if the legislative authority finds that a change of conditions creates a serious threat to the public health or safety in the subdivision.~~

~~EC. The department may grant up to ten one year extensions of preliminary approval for a preliminary plat that has been granted a provisional extended approval clause pursuant to Section 18.12.050(D), above, provided the following conditions are met~~Criteria for Extensions:

Title 18 – PLATTING AND SUBDIVISIONS
AMENDED Chapter 18.08 – DEFINITIONS
AMENDED Chapter 18.12 – PRELIMINARY PLAT
ATTACHMENT A: DELIBERATIVE STRIKETHROUGH DRAFT

1. The applicant must submit files a new written request with the department at least thirty calendar days before the expiration of the initial most recent preliminary approval period or a previously approved extension period;
2. The department finds that the preliminary plat is consistent with the adopted comprehensive plan, is consistent with applicable health and safety standards, and there are no emerging adverse environmental issues relevant to the project; ~~and~~
3. Phased developments must submit a phased development plan with their preliminary plat application; and A final plat has been filed each year for all previous one-year extensions.
4. The department finds that the extension for a preliminary plat does not exceed ten total years of extensions.

If the department cannot make the findings noted above, the department shall schedule a public hearing before the hearings examiner to consider the requested ~~one-year~~ extension of time, in accordance with the procedures of this title and Chapter 2.06 TCC.

~~FD.~~ Knowledge of the expiration date and initiation of a request for extension of approval time is the responsibility of the applicant. Thurston County is not responsible for providing notification prior to expiration.