THURSTON COUNTY PLAT EXTENSIONS

PLANNING COMMISSION – SEPTEMBER 4 2019

Development Code Amendment
A-17 “Plat Extensions”
18.08.133TCC
18.12.150 TCC

THURSTON

2040
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.
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

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
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

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.
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

<table>
<thead>
<tr>
<th>Category</th>
<th>Years</th>
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<tbody>
<tr>
<td>1. Planned Rural Residential Development</td>
<td>6-15</td>
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<tr>
<td>2. Non-PRRD Large Projects (200+ Units)</td>
<td>6-10</td>
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<td>3. All Other</td>
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*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

<table>
<thead>
<tr>
<th>County</th>
<th>Ex/ Planned Rural Residential</th>
<th>Thurston (200+ units w/ 50%+ Finalized)</th>
<th>Thurston (Other)</th>
<th>Spokane</th>
<th>Yakima</th>
<th>Kitsap</th>
<th>Kitsap (Phased)</th>
<th>Lewis</th>
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<th>Whatcom</th>
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*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.*
### PROPOSED OPTIONS (A, B, & C) FOR THURSTON COUNTY

Note: Each outlined cell represents an individual extension.

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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)
## PROPOSED OPTIONS (A, B, & C) FOR THURSTON COUNTY

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<td>Phased Projects (1, 2-year extension per phase)</td>
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<td>Nonphased Projects</td>
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Questions?

Contact:

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