THURSTON COUNTY
PLAT EXTENSIONS

PLANNING COMMISSION – PUBLIC HEARING – OCTOBER 16, 2019

Development Code Amendment
A-17 “Plat Extensions”
18.08.133 TCC
18.12.150 TCC
GOALS OF TODAY’S BRIEFING

1. Review Proposed Amendments

2. Review Public Comments

3. Direct staff on further research/revisions (if needed)

4. Staff request: Letter of recommendation to BoCC
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
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

- Extensions must be consistent with:
  - Adopted Comprehensive Plan
  - Applicable Public Health and Safety Standards
  - No emerging adverse environmental issues relevant to the project

- If not consistent with the above, then requires a Public Hearing with Hearing Examiner
EXISTING THURSTON COUNTY EXTENSION CATEGORIES BY LENGTH OF TIME

1. Planned Rural Residential Development
2. Non-PRRD Large Projects (200+ Units)
3. All Other

Note: Each outlined cell represents an individual extension.
Ex/ Planned Rural Residential can obtain up to 10, 1-year extensions.
### Proposed Options 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. Phased Development (Up to 5, 2-year extensions)
   - 2-year extension per phase.
   - Maximum of 10 years of extensions.

2. All Other Preliminary Plats (Up to 1, 3-year extension)
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3 Public Comments:
- 2 – Clarification Questions
- 1 – Support for Amendment
Questions?

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