

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

THURSTON



2040



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**

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



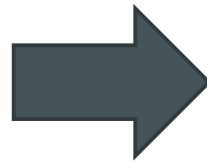
Source: Wikimedia Commons
https://upload.wikimedia.org/wikipedia/commons/8/8c/Extension_cord.JPG

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.



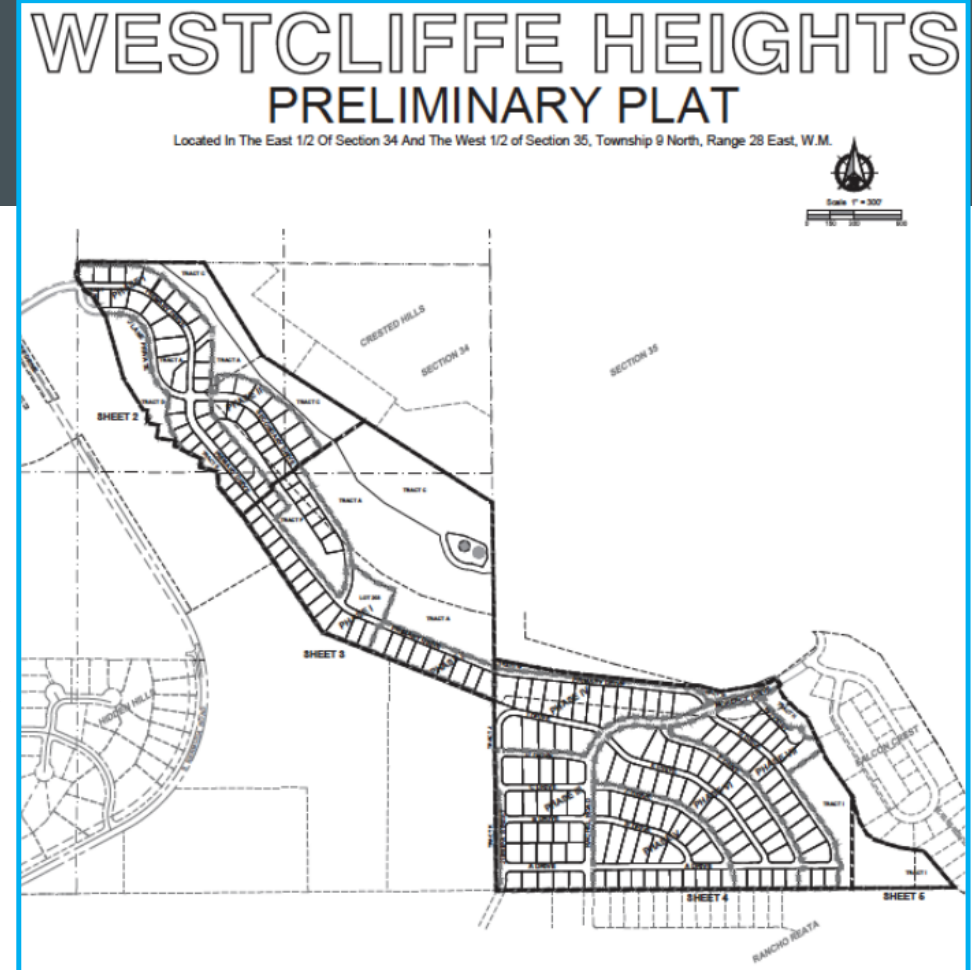
- Proposed:

- "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>

PRELIMINARY PLAT APPROVAL DEADLINES (18.12.150 TCC)

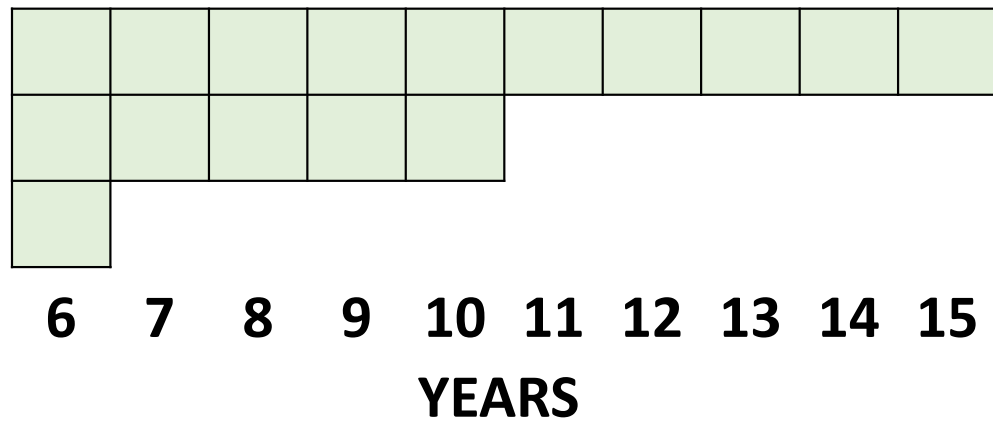
- The applicant has **five years** after preliminary plat approval in which to submit the plat for final approval
 - Preliminary plat approval locks in terms and conditions for the project
- But! Applicant can request an extension
 - Extensions must be consistent with:
 - Adopted Comprehensive Plan
 - 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.

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)**



PUBLIC COMMENTS SO FAR

- 3 Public Comments:
 - 2 – Clarification Questions
 - 1 – Support for Amendment



Questions?

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