



City Council

Approval of an Ordinance Amending Final Plat Approval Process

Agenda Date: 11/19/2019
Agenda Item Number: 4.D
File Number: 19-0884

Type: ordinance **Version:** 2 **Status:** Passed

Title

Approval of an Ordinance Amending Final Plat Approval Process

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the ordinance amending the final plat approval process per RCW 58.17.100 on second reading.

Report

Issue:

Whether to approve an ordinance amending the final plat approval process as allowed per RCW 58.17.100.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

Background and analysis has not changed from first to second reading.

In 2017, Senate Bill 5674 was passed by the Legislature and signed into state law. This revision to the state statutes for subdivisions allows a local government legislative body to delegate the authority to approve final plat applications to an established planning commission or agency, or to other administrative personnel. This is because the final plat approval process is ministerial in nature and based on a non-discretionary process. Final plat approval is only granted when the applicant meets all of the terms and conditions of the preliminary plat approval. If the final plat conforms to state law and local ordinances, final approval must be granted under state law (RCW 58.17.170). There is no public hearing for final plat approval.

Neighborhood/Community Interests (if known):

Neighborhood and community interests vary with each project. However, these comments are made at the time of preliminary plat review and at the public hearing, where these comments are factored in to the decision regarding the preliminary application. At the time of final plat review, the developer must show conformance with all conditions of preliminary approval and all final plat submittal requirements. The preliminary plat conditions of approval cannot be amended by the public, city, or the developer at the time of final review.

Options:

1. Approve the text amendments to Titles 17 and 18, as proposed.
2. Approve text amendments to Titles 17 and 18, as modified by City Council.
3. Do not approve text amendments to Titles 17 and 18, as proposed.

Financial Impact:

Approval of this ordinance will result in a reduction of staff time spent on approval of final plat applications because an additional staff report and City Council meeting will not be required to occur once staff has completed the necessary review to determine that all conditions of approval have been completed before a final plat can be recorded and finalized.

Attachments:

Ordinance