

**Planning and Land Services Department
CURRENT PLANNING SECTION POLICY**



Policy Number: CP2014-01
Title: SHB 1074 - Plat Timelines
Date: September 2, 2014

Management Approval: Deirdre Wilson
Related Documents: PCC 18F.40.070, RCW 58.17
Previous Related Policy: V. Diamond Memo dated 5/21/13

Purpose: This policy summarizes plat timeline provisions in RCW 58.17.170 and .140. It also explains how PALS will document the record and gives the history of past emergency time extension ordinances.

| Preliminary Plat | | | |
|-------------------------|---|---|--|
| Approval Date | Final Plat shall be submitted within.. | PALS Action | Time Extension Allowance |
| On or before 12/31/2007 | 10 years following preliminary plat approval | Memo in file changing time to submit for final plat to 10 years with copy to Hearing Examiner | One year consistent with Title 18F, or as provided in PCC Title 16 |
| 1/1/2008 to 12/31/2014 | 7 years following preliminary plat approval | Regulatory requirement in staff report allowing 7 years to obtain final plat approval | One year consistent with Title 18F, or as provided in PCC Title 16 |
| On or after 1/1/2015 | 5 years following preliminary plat approval | Regulatory requirement in staff report allowing 5 years to obtain final plat approval | One year consistent with Title 18F, or as provided in PCC Title 16 |

| Final Plat | | | |
|---------------------------|---|--|--|
| Application Date | Duration of Vesting, following the Final Plat recording date | PALS Action | Time Extension Allowance |
| On or prior to 12/31/2007 | 10 years | Memo in file changing duration of approval to 10 years with copy to Hearing Examiner | No current provision unless granted under Ord. 2008-115s, 2009-67s, or 2011-18 |
| 1/1/2008 to 12/31/2014 | 7 years | Regulatory requirement in staff report allowing 7 years to develop per Hearing Examiner decision | No current provision unless granted under Ord. 2008-115s, 2009-67s, or 2011-18 |
| On or after 1/1/2015 | 5 years | Regulatory requirement in staff report allowing 5 years to develop per Hearing Examiner decision | No current provision |

Notes:

- Time extensions granted in accordance with Emergency Ord. 2008-115s, 2009-67s, or 2011-18 are included within the 7 or 10 years as granted by the RCW.
- Only one of the extensions previously granted in accordance with Title 16 shall be added to the new RCW time provisions, extending the 10 years to 11 years. Additional extensions may be requested in accordance with Title 16 extension provisions.
- A time extension granted in accordance with Title 18F shall be added to the new RCW time provisions, extending the 10 years to 11 years.
- Under no circumstances shall the implementation of the new RCW provisions result in a project expiring, if it would remain active under any previously granted time extensions.
- Extending the time to obtain final plat approval from 5 or 7 years to 10 years, will not result in new conditions of approval.
- Additional conditions or changes to existing conditions may be requested associated with time extension requests in accordance with Title 16 or Title 18F.

Pierce County Emergency Time Extensions:

- Ordinance 2008-115s, effective January 1, 2009, and sunset July 1, 2009
- Ordinance 2009-67s, effective September 21, 2009, and sunset December 31, 2009
- Ordinance 2011-18, effective May 15, 2011, and sunset October 31, 2011