

CODE SECTION	TYPE OF CODE AMENDMENT	SUMMARY	COMMENTARY
Title 17G Administration and Procedures			
Section 17G.080.020 General Provisions. C. Expiration of Approval.	Minor	Amend timelines for expiration of preliminary plats to bring them into alignment with state subdivision law	<p>The purpose of the change is to bring the Subdivision Code into alignment with the state subdivision law related to expiration of preliminary plats, RCW 58.17.140.</p> <p>The proposed amendment points directly to the state law and would avoid the need to amend the Subdivision Code again when the state law changes.</p> <p><i>58.17.140</i> <i>Time limitation for approval or disapproval of plats — Extensions.</i></p> <p><i>(3)(a) Except as provided by (b) of this subsection, a final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within seven years of the date of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015.</i></p> <p><i>(b) A final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within ten years of the date of preliminary plat approval if the project is not subject to requirements adopted under chapter 90.58 RCW and the date of preliminary plat approval is on or before December 31, 2007.</i></p> <p><i>(4) Nothing contained in this section shall act to prevent any city, town, or county from adopting by ordinance procedures which would allow extensions of time that may or may not contain additional or altered conditions and requirements.</i></p>
Section 17G.080.020 C. Expiration of Approval. Approval of a preliminary subdivision, short subdivision or binding site plan shall automatically expire five years after preliminary approval is granted, except that a time extension may be granted.			

A final plat, final short plat or final binding site plan meeting all requirements of Chapter 17G.080 Subdivisions shall be submitted to the director within the timelines of RCW 58.17.140. A time extension may be requested for a preliminary subdivision plat, short subdivision plat or preliminary binding site plan, as provided in subsection (ML) of this section.

17G.080.020 General Provisions. L. Extensions of Time.	Substantive	Fix terminology so the code is consistent. Also, allow extensions of time for an applicant to submit a final plat.	The purpose of the change is to make the terminology consistent between subsections C. and L. The second part allows additional time for filing a final plat beyond the current one-year.
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L. Extensions of Time.

An approved preliminary ~~subdivision plat~~, short plat and binding site plan may receive a ~~one-time, one-year~~ time extension for up to three years beyond the period provided in 17G.080.020.C.

1. The applicant shall comply with all of the following:
 - a. The extension request shall be filed with the director at least thirty days prior to the expiration of the approval.
 - b. The applicant must have finalized at least one phase.
 - c. The application shall demonstrate that construction plans have been submitted and are under review for acceptance by the City prior to submission for extension or that the applicant is in the process of installing infrastructure for the development.
 - d. The project shall be consistent with the comprehensive plan.
 - e. The applicant shall demonstrate that there are no significant changes in conditions that would render approval of the extension contrary to the public health, safety or general welfare; and
 - f. Valid concurrency certificate.
2. The director shall take one of the following actions upon receipt of a timely extension request:
 - a. Approve the extension request if no significant issues are presented under the criteria set forth in this section.
 - b. Conditionally approve the application if any significant issues presented are substantially mitigated by minor revisions to the original approval; or
 - c. Deny the extension request if any significant issues presented cannot be substantially mitigated by minor revisions to the approved plan.
3. A request for extension approval shall be processed as a Type I action under chapter 17G.060 SMC.