

HOUSE BILL REPORT

HB 2484

As Reported By House Committee On:
Local Government

Title: An act relating to increasing to five years the time after a preliminary plat is approved before a final plat must be submitted for approval.

Brief Description: Increasing to five years the time after a preliminary plat is approved before a final plat must be submitted for approval.

Sponsors: Representatives Heavey, Horn, H. Myers, Reams, Forner, Finkbeiner, Brough, B. Thomas, Dyer, Ballard, Roland, Morris, Kremen, Long, Mielke, Springer, Cooke and Wood.

Brief History:

Reported by House Committee on:
Local Government, February 4, 1994, DP.

HOUSE COMMITTEE ON LOCAL GOVERNMENT

Majority Report: Do pass. Signed by 11 members: Representatives H. Myers, Chair; Springer, Vice Chair; Edmondson, Ranking Minority Member; Reams, Assistant Ranking Minority Member; Dunshee; R. Fisher; Horn; Moak; Rayburn; Van Luven and Zellinsky.

Staff: Steve Lundin (786-7127).

Background: Many proposed divisions of land are not authorized unless reviewed and approved by the county, city, or town within whose planning jurisdiction the land is located.

The division of land into five or more parcels is referred to as a subdivision. A city or town may increase the minimum number of lots in a subdivision located within its boundaries up to 10 parcels.

The process to review and approve a subdivision involves two steps. First a preliminary plat, or map, of the subdivision is approved including conditions that must be met before final approval. Then a final plat of the subdivision is approved if the applicant meets the conditions specified when the preliminary plat was approved.

Once a preliminary plat has been approved, the applicant has three years to meet the conditions or the preliminary plat approval lapses. However, the applicant may request a one year extension to the three years and the county, city, or town is required to grant the extension. In addition, the county, city, or town may grant additional one year extensions, at its option.

Summary of Bill: The time after a preliminary plat is approved, before a final plat must be approved or the proposed subdivision lapses, is extended from three years, with a right to a one year extension, to five years.

Fiscal Note: Not requested.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Testimony For: Extensions are given almost without exception. It costs the county and property owner money for the added hearing to grant the extension.

Testimony Against: None.

Witnesses: Ron Main, King County; and Jim Halstrom, Master Builders Association of King and Snohomish Counties.