

SENATE BILL REPORT

SB 5674

As of February 7, 2017

Title: An act relating to the final approval of subdivisions of land.

Brief Description: Addressing the final approval of subdivisions of land.

Sponsors: Senators Palumbo and Fain.

Brief History:

Committee Activity: Local Government: 2/07/17.

<p>Brief Summary of Bill</p> <ul style="list-style-type: none">• Allows counties, cities, and towns to delegate final plat approval authority.

SENATE COMMITTEE ON LOCAL GOVERNMENT

Staff: Bonnie Kim (786-7316)

Background: Generally, in counties, cities, and towns, an established planning commission or agency must review all preliminary plats and make recommendations to the county, city, or town legislative body to ensure conformance of the proposed subdivision to the relevant comprehensive plan. Recommendations must be submitted to the legislative body within 14 days following action by a hearing body.

The legislative body must review recommendations during its next public meeting and may approve or reject the recommendations based on the record established at the hearing. If the legislative body deems a change to the planning commission or agency's recommendations, the legislative body must adopt its own recommendations and approve or disapprove of the preliminary plat. County, city, and town legislative bodies hold sole authority to adopt or amend platting ordinances.

If a county, city, or town legislative body finds that a subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval and all other applicable laws, the legislative body must execute written approval on the face of the plat. A county auditor must refuse to accept any plat for filing until the appropriate legislative body has approved the plat.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Summary of Bill: County, city, and town legislative bodies may by ordinance delegate final plat approval to an established planning commission or agency or other administrative personnel in accord with state law and local charter.

Appropriation: None.

Fiscal Note: Not requested.

Creates Committee/Commission/Task Force that includes Legislative members: No.

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

Staff Summary of Public Testimony: PRO: In local government, October to December is typically budget season and it is difficult to get a quorum. This bill allows local governments to farm out authority to planning directors for administrative approval of final plats. Preliminary plat approvals are made by legislative authorities in county and cities. By the time a preliminary plat is approved, all building and environmental issues are resolved. At the final plat approval stage, the process is essentially administrative. This bill does not change any environmental requirements, the public process, or the ability to appeal.

Persons Testifying: PRO: Senator Guy Palumbo, Prime Sponsor; Ron Main, Master Builders of King & Snohomish Counties.

Persons Signed In To Testify But Not Testifying: No one.