

SENATE BILL REPORT

HB 2484

**AS REPORTED BY COMMITTEE ON GOVERNMENT OPERATIONS,
FEBRUARY 25, 1994**

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

HOUSE COMMITTEE ON LOCAL GOVERNMENT

SENATE COMMITTEE ON GOVERNMENT OPERATIONS

Majority Report: Do pass.

Signed by Senators Haugen, Chairman; Loveland, McCaslin, Owen and Winsley.

Staff: Eugene Green (786-7405)

Hearing Dates: February 24, 1994; February 25, 1994

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. Additionally, the county, city, or town may grant other extensions at its option.

SUMMARY:

The time after a preliminary plat is approved, before a final plat must be approved or the proposed subdivision lapses, is extended to five years.

Appropriation: none

Revenue: none

Fiscal Note: none requested

TESTIMONY FOR:

The time limit is extended to reflect what actually happens.

TESTIMONY AGAINST: None

TESTIFIED: Ron Main, King County (pro); Jim Halstrom, Master Builders (pro)