

EHB 2152 - S COMM AMD

By Committee on Government Operations, Tribal Relations & Elections

ADOPTED 03/01/2012

1 Strike everything after the enacting clause and insert the
2 following:

3 "Sec. 1. RCW 58.17.140 and 2010 c 79 s 1 are each amended to read
4 as follows:

5 (1) Preliminary plats of any proposed subdivision and dedication
6 shall be approved, disapproved, or returned to the applicant for
7 modification or correction within ninety days from date of filing
8 thereof unless the applicant consents to an extension of such time
9 period or the ninety day limitation is extended to include up to
10 twenty-one days as specified under RCW 58.17.095(3): PROVIDED, That if
11 an environmental impact statement is required as provided in RCW
12 43.21C.030, the ninety day period shall not include the time spent
13 preparing and circulating the environmental impact statement by the
14 local government agency.

15 (2) Final plats and short plats shall be approved, disapproved, or
16 returned to the applicant within thirty days from the date of filing
17 thereof, unless the applicant consents to an extension of such time
18 period.

19 (3)(a) Except as provided by (b) of this subsection, a final plat
20 meeting all requirements of this chapter shall be submitted to the
21 legislative body of the city, town, or county for approval within seven
22 years of the date of preliminary plat approval if the date of
23 preliminary plat approval is on or before December 31, 2014, and within
24 five years of the date of preliminary plat approval if the date of
25 preliminary plat approval is on or after January 1, 2015.

26 (b) A final plat meeting all requirements of this chapter shall be
27 submitted to the legislative body of the city for approval within nine
28 years of the date of preliminary plat approval if the project is within
29 city limits, not subject to requirements adopted under chapter 90.58

1 RCW, and the date of preliminary plat approval is on or before December
2 31, 2007.

3 (4) Nothing contained in this section shall act to prevent any
4 city, town, or county from adopting by ordinance procedures which would
5 allow extensions of time that may or may not contain additional or
6 altered conditions and requirements.

7 **Sec. 2.** RCW 58.17.170 and 2010 c 79 s 2 are each amended to read
8 as follows:

9 (1) When the legislative body of the city, town or county finds
10 that the subdivision proposed for final plat approval conforms to all
11 terms of the preliminary plat approval, and that said subdivision meets
12 the requirements of this chapter, other applicable state laws, and any
13 local ordinances adopted under this chapter which were in effect at the
14 time of preliminary plat approval, it shall suitably inscribe and
15 execute its written approval on the face of the plat. The original of
16 said final plat shall be filed for record with the county auditor. One
17 reproducible copy shall be furnished to the city, town or county
18 engineer. One paper copy shall be filed with the county assessor.
19 Paper copies shall be provided to such other agencies as may be
20 required by ordinance.

21 (2)(a) Except as provided by (b) of this subsection, any lots in a
22 final plat filed for record shall be a valid land use notwithstanding
23 any change in zoning laws for a period of seven years from the date of
24 filing if the date of filing is on or before December 31, 2014, and for
25 a period of five years from the date of filing if the date of filing is
26 on or after January 1, 2015.

27 (b) Any lots in a final plat filed for record shall be a valid land
28 use notwithstanding any change in zoning laws for a period of nine
29 years from the date of filing if the project is within city limits, not
30 subject to requirements adopted under chapter 90.58 RCW, and the date
31 of filing is on or before December 31, 2007.

32 (3)(a) Except as provided by (b) of this subsection, a subdivision
33 shall be governed by the terms of approval of the final plat, and the
34 statutes, ordinances, and regulations in effect at the time of approval
35 under RCW 58.17.150 (1) and (3) for a period of seven years after final
36 plat approval if the date of final plat approval is on or before
37 December 31, 2014, and for a period of five years after final plat

1 approval if the date of final plat approval is on or after January 1,
2 2015, unless the legislative body finds that a change in conditions
3 creates a serious threat to the public health or safety in the
4 subdivision.

5 (b) A subdivision shall be governed by the terms of approval of the
6 final plat, and the statutes, ordinances, and regulations in effect at
7 the time of approval under RCW 58.17.150 (1) and (3) for a period of
8 nine years after final plat approval if the project is within city
9 limits, not subject to requirements adopted under chapter 90.58 RCW,
10 and the date of final plat approval is on or before December 31, 2007,
11 unless the legislative body finds that a change in conditions creates
12 a serious threat to the public health or safety in the subdivision.

13 NEW SECTION. Sec. 3. 2010 c 79 s 3 (uncodified) is hereby
14 repealed."

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15 On page 1, line 1 of the title, after "plats;" strike the remainder
16 of the title and insert "amending RCW 58.17.140 and 58.17.170; and
17 repealing 2010 c 79 s 3 (uncodified)."

EFFECT: Specifies that seven-year time limits apply to: (a) final plats if the date of preliminary plat approval is on or before December 31, 2014, and the nine-year limitation provisions do not apply; (b) land use requirements governing lots in final plats if the date of filings is on or before December 31, 2014, and the nine-year limitation provisions do not apply; and (c) land use requirements governing subdivisions if the final plat approval is on or before December 31, 2014, and the nine-year limitation provisions do not apply.

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