



Planning & Development Services

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Memorandum

To: Board of County Commissioners
From: Ryan Walters, Assistant Director
Re: interim ordinance extending the duration of preliminary approval of short subdivisions
Date: April 14, 2017

On March 6, the Board adopted an interim ordinance extending the duration of preliminary approval for short subdivisions. During the recession, the Legislature extended the time period for preliminary approvals of **long** subdivisions, and the County updated our code during the 2016 Comprehensive Plan Update to match. The Legislature did not address the duration of preliminary approval for **short** subdivisions, and we have some preliminary approvals for short subdivisions that would have expired starting March 6.

The County opened a public comment period upon publication of a legal notice on March 23. There were no comments at the Board's public hearing on April 11, and no written comments were received through the end of the comment period which closed April 13. Because the Board adopted findings of fact in the interim ordinance, the law does not require the Board to take any action after the conclusion of the public hearing and comment period to ratify the interim ordinance.¹ If a Commissioner desires to take some action, please notify the Department.

The interim ordinance gave short subdivisions that received preliminary approval prior to December 31, 2014, an additional year to complete the work necessary to obtain final approval. The Department will start the process for development of permanent regulations to address this issue, which should be complete before the end of this year. A longer period of time may be granted through that process. The interim ordinance is valid for one year. If permanent regulations are not adopted by March 6, 2018, the Board will need to either hold another public hearing and extend the interim ordinance, or allow it to expire.

¹ RCW 36.70.795.