Title 19
Land Division

City Council
Public Hearing
June 1, 2010
Goals for Tonight

• Recap
  – Purpose of Title 19
  – Study Session comments
  – Revisions incorporated
State statute (RCW 58.17) governs how we process land divisions. Per City Attorney, state law mandates timelines. The new 84 month timeline is mandatory, not optional until the act under Senate Bill 6544 expires on December 31, 2014.

Revised Title 19 to Title 19A
Revised “insure” to “ensure” as applicable.
Process

• May 17: Study Session – completed

• June 1: First Reading and Open Public Hearing

• June 15: Second Reading, Deliberation and Adoption
Questions?

Thank you
Staff Process

- Staff undertook revisions (DCD and PW)
- Initial stakeholder review in early 2009
- Expanded on stakeholder mailing list with selected consultants, agencies and developers during PC process in early 2010
- Stakeholders were invited to participate in public hearing process
Policy issues recommended

- Timelines for preliminary plat approval (60 months to 84 months)
- 4 lots vs. 9 lots in a short subdivision
- Bonding for construction prior to final plat
Policy Choice #1 - Timelines

• Preliminary plats and short plats are currently valid for 60 months.

• Recent state legislation allows plats to be valid for up to 84 months (statute sunset of 12/31/2014)

• City allowed for plats receiving preliminary approval between 01/01/2004 and 01/01/2010 to be valid for 84 months (financial crisis relief ORD2009-253)

• Replicate timelines as allowed in statute
Policy Choice #2 – Number of lots in a short-plat

- Short plats currently limited to 4 lots in Sammamish
- RCW 58.17 allows for up to 9 lots
- Peer cities allowing 9-lots: Redmond, Kirkland, Bellevue, Renton
- Peer cities allowing only 4-lots: Issaquah & Mercer Island
- Planning Commission recommends 9 lots
Policy Choice #3 - Bonds

- Developers typically want it to defer construction costs until they have buildable lots to sell by bonding for those costs
- Delays could put the City and other jurisdictions at risk to collect on the bond if the improvements are not completed
- Costs to install improvements are greater for the City than the developer
- The proposed code allows for Director discretion and evaluation on a case-by-case basis for bonding authorization and approval
Major Differences

• More complete and organized, better clarity
• Streamlined text by consolidating processes
• Detailed processes by type and phase
  – Preliminary plat approval
  – Engineering approval and site development
  – Final plat and recording
• Also addresses Binding Site Plans, Boundary Line Adjustments, and other land division topics
# 1st Stakeholder Review

## List of Reviewers:

<table>
<thead>
<tr>
<th>Developers/Consultants</th>
<th>Peer Jurisdictions</th>
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<tbody>
<tr>
<td>Murray Franklyn</td>
<td>Sammamish Plateau W&amp;S District</td>
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<tr>
<td>CamWest</td>
<td>Northeast Sammamish W&amp;S District</td>
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<tr>
<td>Core Design</td>
<td>Eastside Fire</td>
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<td>Triad Associates</td>
<td>Issaquah School District</td>
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<td>Roth Hill</td>
<td>Lake Washington School District</td>
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<td>Group Four</td>
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<td>Barghausen Engineering</td>
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Additional Stakeholder Review

Developers/Consultants

Murray Franklyn
CamWest
Core Design
Triad Associates
Roth Hill
Group Four
Barghausen Engineering

Windward Real Estate
Baima & Holmberg
Blueline Group
Bennett Homes
American Engineering
Concept Engineering
ESM Consulting

Smaller developers and recent “do-it-yourselfers” with recent short plats and/or BLAs were also included in the notice of Public Hearing.