

Chapter 14.18
SUBDIVISIONS, BOUNDARY LINE ADJUSTMENTS AND BINDING SITE PLANS
COMPARISON OF NEW CODE AND OLD CODE

New Section	Old Section	Changes	Impact of Changes
14.18.010 Subdivisions	14.16.130	None	
14.18.015 Review of Subdivisions	14.16.140	None	
14.18.020 Limitations on Re-Subdividing Short Plats	14.16.150	None	
14.18.025 Criteria for Preliminary Plat Approval	14.16.160	<ul style="list-style-type: none"> • Add reference for type of review • Add note that plats must meet requirements of Title 14 	<p>Minor additions to code; however, impact will bring us into conformance with other jurisdictions. Current code reviews plats as conditional use permit, not as just a preliminary and final plat. New proposal reviews preliminary short plats under Type II review and preliminary long plats under Type III review as a plat and not as a conditional use permit.</p> <p>Decisionmaker remains the same.</p>
14.18.030 Application for Final Plat Approval	14.16.170	None	
14.18.035 Approval of Final Plats	14.16.180	None	
14.18.040 Content of the Final Plat	14.16.190	<ul style="list-style-type: none"> • Corrected WAC reference regarding closure of boundary survey 	<p>WAC had been updated, so updated city code to be consistent with state law. No impact.</p>
14.18.045 Endorsements on Short and Long Subdivision Plats	14.16.200	None	
4.18.050 Plat Approval Not Acceptance of Dedication Offers	14.16.210	None	
14.18.055 Recording Requirements	New Section		<p>Short section regarding recording of subdivisions with County auditor. No change to process, just codifying recording process.</p>
14.18.060 Alterations of Subdivisions	New Section		<p>Current code has no information on how to alter subdivisions, however, we are often asked to do this. This section codifies the process. This is a benefit to applicant</p>

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14.18.065 Vacations of Subdivisions	14.16.230	Added to existing vacation code language to provide a complete process	and staff. Added reference to new section for ROW vacations in 14.16C. Added noticing requirements. Added language that title shall vest with owner. Added that section does not apply to vacation of state-granted shore lands, which are ruled by Shoreline code. Changes provide better clarity for the process for subdivision vacations. These do not occur often.
14.18.070 Boundary Line Adjustments		Added more language on recordation and extension for a more complete process	Added recordation with county, copies to be provided to City, recording of conveyance documents and record of survey. Allows for one year extension. All additions benefit applicants and staff by spelling out a complete process for consistency.
Part 2 Binding Site Plans 14.18.105 – 14.18.180	New Section	Current code specifically states the City opts not to allow binding site plans.	Binding site plans are the favored method for commercial and industrial parks and centers and mixed use. Also, the County has allowed them for years, so we have many in our annexation area. Allowing binding site plans is beneficial to commercial and industrial development and therefore a positive impact to the City's economic future. Because we are gaining existing binding site plans from the County, staff decided to take the County's binding site plan code and modify it for the City. It will make future requests for modifications easier for both applicants and staff.