

Short Plat & Bonds Code Amendments



City Council Study Session
September 8, 2015

Purpose of today's presentation

- Introduction of proposed code amendments
- Council direction on any desired modifications

Review of:

- Proposed amendments regarding short plats
- Proposed amendments regarding bonding requirements
- Planning Commission recommendation

Short Plats

- 2002: State law revised to permit up to 9 lot short plats
- 2014: Council amended City's State Environmental Policy Act (SEPA) regulations to exempt up to 9 single family lots
- 2015: SeaTac code currently allows a maximum of 4 lots
- 2015: King County Master Builders Association (MBA) supports the City allowing 9 lot short plats
- 2015: Approx. 40% of King County cities allow >4 lots

Benefits

- Lower application fees to applicants seeking to subdivide into 5-9 lots
- Quicker processing time frames
- No public hearings required
- No SEPA process required
- Supports Comp Plan policies regarding infill development

Bond requirements

- Companion amendments to create a more user-friendly, streamlined short plat process
- Proposal reduces performance bond amount from 150% to 120%
- Greater flexibility provided to allow construction to begin before all site improvements completed
- Clarifies process for incremental/partial release of bonds,
- Longer bond extension period provided

Procedural matters

- Amendments sent to State Dept. of Commerce for agency review on 7/21/15; no comments received
- SEPA Determination issued on 7/23/15; no comments received
- Planning Commission public hearing on 8/4/15. Two letters in support received; one modification made to address concern regarding bonds
- Planning Commission recommends adoption

Next steps

- Ordinance scheduled for consideration at 9/22 Regular Council Meeting
- If adopted, changes would go into effect approx. October 1, 2015
- Press release to follow, with mailed notice to MBA

Comments and Questions