

Plat - Final Submittal

Submittal Items

Please include the following:

- Land Use Application
- All materials and certifications listed in [FMC 22.19](#).
- Intake Fee \$400
- Deposit \$1250

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.



Planning and Building
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A final plat is a Type IV application. The hearing examiner shall make a recommendation to the city council, which shall make a closed record final decision. Applications shall be processed as set forth in Chapter 22.06 FMC.

A final plat meeting all requirements of Chapter 58.17 RCW and this title shall be submitted to the city for approval within five years of the date of preliminary plat approval.

A final plat application shall be approved if the subdivision proposed for approval:

- (a) Meets all general requirements for plat approval as set forth in Chapter 22.21 FMC, General Requirements for Subdivision Approval;
- (b) Substantially conforms to the terms of the preliminary plat approval;
- (c) Meets the requirements of Chapter 58.17 RCW, other applicable state laws, this title and any other applicable city ordinances which were in effect at the time of preliminary plat approval. The council may approve a final plat which incorporates minor modifications from the preliminary plat; provided, that the final plat substantially conforms to the terms of the preliminary plat approval. In such case no further open record hearing is required.

The city council shall make written findings of fact relating to its decision on the final plat and any public dedications or vacations associated with the plat, and if approved shall suitably inscribe and execute its written approval, including acceptance of public dedications or vacations, on the face of the plat.

Any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of five years from the date of filing. A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances and regulations in effect at the time of approval under RCW 58.17.150(1) and (3) for a period of five years after final plat approval unless the city council finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.

Final plats shall be approved, disapproved or returned to the applicant within 90 days after the filing of a complete application, unless the applicant consents to an extension of such time period.

Within 15 days of recording the final plat with the Pierce County auditor, the applicant shall provide two paper copies of the recorded final plat and an electronic file in WA state-plane coordinate system to the planning/building department.

For complete development regulations, please see FMC [Chapter 22.19](#).