

Plat - Preliminary Submittal

Submittal Items

Please included the following:

- Land Use Application
- Number of copies: See Department
- All materials listed in [FMC 22.18](#)
- Traffic Concurrency Certificate or Application
- Traffic Impact Analysis*;
- Drainage Plan;
- Sensitive Area Affidavit;
- Sensitive Area Special Study*
- Environmental Checklist*
- Certificates of Water/Sewer Availability **
- Intake Fee \$500
- Deposit \$2,000

* When applicable

** As required by Public Works

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

A preliminary plat is a Type III-A application. The hearing examiner shall make the final decision on all preliminary plats.

The hearing examiner shall not approve the preliminary plat unless written findings are made that each of the criteria listed below.

The hearing examiner shall make inquiries into the public use and interest proposed to be served by the establishment of the subdivision and/or dedication, and shall consider:

- (a) Whether the preliminary plat conforms to Chapter 22.21 FMC, General Requirements for Subdivision Approval;
- (b) If appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, power, parks and recreation, playgrounds, schools and school grounds, and for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and
- (c) Whether the public interest will be served by the subdivision and dedication.

Time for Approval

Preliminary plats of any proposed subdivision and dedication shall be approved, disapproved, or returned to the applicant for modification or correction within 90 days from the date of filing of a complete application, unless the applicant agrees to an extension of such time period; provided, that if an environmental impact statement is required as provided in RCW 43.21C.030, the 90-day period shall not include the time spent preparing and circulating the environmental impact statement by the city.

For complete development regulations, please see FMC [Chapter 22.18](#).



Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8902
www.cityoffircrest.net