

Plat Reform

Washington House of Representatives
Local Government Committee

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City of Spokane

Spokane Example: Lot Sizes

- BOCA (2022)
 - Minimum area: 4,350/1,800/1,200 sq ft
 - Minimum width: 36/40 ft
 - Minimum depth: 80 ft
- Current code
 - Minimum area: 1,200 sq ft
 - Minimum width: 15 ft
 - Minimum depth: 80/40 ft

Spokane Example: Unit Lot Subdivision

- Limited to residential development
- Can be incorporated into a larger plat (e.g. cottage court in a larger development)
- No special noticing requirements – noticed the same as a regular subdivision (nb: SB 5559 affects this)
- Explicitly authorizes subdivision of an ADU (SMC 17G.080.065.G)

Spokane Example: Minor Engineering Review

SMC 17G.080.040.C.2

- Pre-requisites
 - Short plat
 - Exempt from SEPA
 - Direct water and sewer main access on an existing and improved public right-of-way
 - No extensions of public utilities will be needed
 - No public easements for utilities exist
 - No special drainage/stormwater issues are present
 - Public utility mains do not exist on the lot
- Benefits
 - No noticing requirements
 - No public comment requirements

City Council Plat Appeals

- Many cities direct appeals of Hearing Examiner plat approvals to City Council
 - Highly technical considerations
 - Statutes and case law result in major risks to cities for politically-influenced decisions
- Recommend prohibiting City Council appeals of plat decisions

Implementation Fatigue

- Cities are still implementing major land use reforms from the last few legislative sessions
- Results of recent reforms may not be apparent immediately, and some may have detrimental effects
- Prices are a function of an incredibly complex market
- Costly things are costly
 - Energy code
 - Building code
 - Fire code
 - Infrastructure
 - Inclusionary zoning
 - Condominium law
- Wages/incomes are the other side of the equation