



INFORMATION BULLETIN No. 21

City of Blaine

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PRELIMINARY PLAT

WHAT IS A PRELIMINARY PLAT?

A plat is a division of land into numerous parcels. It is what is commonly referred to as a "subdivision."

The preliminary plat is the first step in a two-step process, known as a long plat. A preliminary plat provides approval to construct the long plat. The second step in the long plat process is known as the final plat. The final plat provides approval of the actual division of the land into multiple lots.

A preliminary plat can be used to create any number of new building lots from one or more existing parcels of land. Preliminary plats can also be used to dedicate new public streets and other facilities, such as public utilities and parks.

**State Law: RCW
58.17.020.4**

"Preliminary plat" is a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of this chapter. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

HOW IS THE APPLICATION PROCESSED?

The application is processed as Type II-PC application. Refer to the Informational Bulletin describing that process. **See IB#8.**

Some preliminary plat applications will be large enough that they are considered a "major development." Major developments receive final approval from the City Council, not the Planning Commission. **See IB#9.**

WHO CAN HELP WITH A PRELIMINARY PLAT?

A preliminary plat is a complicated land development permit. It involves creation of property boundaries, dedication of public roads and utilities, planning for parks and trails, and protection of sensitive environments like wetlands. Most

HOW DO I APPLY?

1. Consult with Community Development Services staff early in your planning process.
2. A pre-application conference is required. Complete and submit a **Pre-Application Conference Request Form**.
3. Submit a **Preliminary Plat Application** and a **Land Use Master Invoice**.
4. Submit a completed **SEPA Checklist** and the necessary supporting documents.
5. You must pay the applicable fees.

Applications are submitted by appointment.

property owners do not have the experience and expertise to manage their own preliminary plat application.

There are many land use planning and development firms that specialize in processing these complex land development applications. At a minimum you will need a licensed surveyor and engineer to assist with your plat application.

MORE QUESTIONS?

For further information, please call the Community Development Services Department at the City of Blaine (360) 332-8311.

The City of Blaine's Community Development Department has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult City of Blaine, CD staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.