

§ 10.04.002 Procedures for plat renewal.

(a) Preliminary plats, including portions of any preliminary plat not having been filed as a final plat, require ~~annual~~ renewal **every two years** (~~one two~~ years from approval date) to continue as an approved preliminary plat. ~~Before the time for renewal, the director of development services will review the preliminary plat and notify the subdivider of options for renewal.~~ **Prior to the renewal deadline, the Developer shall submit a written request to the Director of Development Services to extend the Preliminary Plat application. Upon receiving the request, the Director of Development Services will notify the subdivider of the available renewal options.**

(b) **Minor Changes:** Review by the Director of Development Services may determine that existing conditions and the preliminary plat are ~~compatible~~ **minor**, requiring no formal action by the city council. **Minor changes may include adjustment in street or alley alignments, lengths, and paving details, and adjustment of lot lines that do not result in the creation of additional lots, provided that such changes are consistent with any approved prior applications.** With such determination, the subdivider may choose to renew the preliminary plat or allow it to expire.

(1) If the subdivider indicates a desire to renew the plat for another **two** years and pays the plat renewal fee, the plat shall continue under the original stated conditions **or minor changes** until the next ~~annual~~ review **in two years**.

(2) If the subdivider chooses not to renew the plat, or ~~does not respond to the notification by the director of development services~~ **fails to submit request to extend their application**, the preliminary plat will expire.