



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, October 6, 2021
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Oath of Office: John Rose**
- 4. Oath of Office: Matt Cole**
- 5. Vice-Chair Appointment**
- 6. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from Wednesday, 8/4/21 Meeting**

IV. BUSINESS

V. PUBLIC HEARING

- 1. Fall 2021 Development Code Updates - Claire Lust, Community Development Director**

VI. STAFF REPORTS

VII. FROM THE COMMISSION

VIII. ADJOURN

**Planning Commission Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**

**CITY OF RIDGEFIELD
PLANNING COMMISSION**

MEETING DATE: October 06, 2021

ITEM:

AGENDA ITEM TITLE: Oath of Office: John Rose

SUMMARY/BACKGROUND:

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

**CITY OF RIDGEFIELD
PLANNING COMMISSION**

MEETING DATE: October 06, 2021

ITEM:

AGENDA ITEM TITLE: Oath of Office: Matt Cole

SUMMARY/BACKGROUND:

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

**CITY OF RIDGEFIELD
PLANNING COMMISSION**

MEETING DATE: October 06, 2021

ITEM:

AGENDA ITEM TITLE: Vice-Chair Appointment

SUMMARY/BACKGROUND:

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
August 4, 2021

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL - [6:32 PM](#)

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Present	
Stan Okinaka	Commissioner	Absent	
Paul Young	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	

Commissioner Young moved, seconded by Commissioner Bush to excuse Commissioner Okinaka from this evenings meeting. Ayes: All. Motion passed unanimously.

Late changes to the agenda - [6:32 PM](#)

There were no changes to the agenda.

PUBLIC COMMENT

1. Citizen Communications - [6:33 AM](#)

There were no public testimony given.

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 6/16/21 Meeting

Commissioner Flynn stated a change to the minutes under Staff Reports from the Commission as noted: revising "Ridgefield Mountain Golf Tournament..." to "Ridgefield Public Schools Foundation".

Commissioner Young moved, seconded by Commissioner Bush to approve the minutes with the change from "Ridgefield Mountain Golf Tournament" to "Ridgefield Public Schools Foundation". Ayes: All. Motion passed unanimously.

BUSINESS

1. Vacant Buildable Lands Model - [6:35 PM](#)

Minutes Acceptance: Minutes of Aug 4, 2021 6:30 PM (CONSENT AGENDA)

Claire Lust, Community Development Director, provided a summary explaining the update on the Vacant Buildable Lands Model being conducted by Clark County and explained that this is a tool used by the local governments in updating and amending their Comprehensive Plans.

PUBLIC HEARING

This agenda item was skipped as there was no Public Hearing scheduled for this evening.

STAFF REPORTS - [6:48 PM](#)

Claire Lust, Community Development Director, introduced Trina Siebert, the City's new Permit Technician and advised the Commissioners that Commissioner Judy Chipman has been appointed as a Councilmember and Commissioner Paul Young will be leaving the Commission as he will be moving out of the City of Ridgefield. She expressed her appreciation to both Commissioners for their participation and dedication to the Commission.

Commissioner Young stated that he has enjoyed working on this Commission and working with the staff in Ridgefield and will be available if a quorum is needed for the September meeting.

Ms Lust provided an update on current development and building permits for residential and commercial activity within the City. She further mentioned that the Development Activity Map on the website is no longer active as the Company that provided that service has gone out of business, so the City is looking into new options for replacing it and will keep them updated as that progresses.

FROM THE COMMISSION - [6:50 PM](#)

Commissioner Swenson stated that it is nice to actually see everyone in person and is glad that Ridgefield is the home of the Southwest Washington Collegiate baseball league and likes that they support our community. She advised that they have a fundraising event with a dunk tank this evening.

Commissioner Flynn welcomed Trina Siebert to the City of Ridgefield and thanked staff for their continued work putting the meetings together.

Commissioner Flynn addressed the email comment from Brad Wiltfong regarding biking and pedestrian safety and stated that the City is working on these issues and thanked him for his comments. He also thanked Commissioners Judy Chipman and Paul Young for their service on the Commission.

ADJOURN - [6:59 PM](#)

Dorothy Harrington

Patrick Flynn

Minutes Acceptance: Minutes of Aug 4, 2021 6:30 PM (CONSENT AGENDA)

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: October 06, 2021

ITEM:

AGENDA ITEM TITLE: Fall 2021 Development Code Updates

GOVERNING LEGISLATION:

RCW 36.70A – Growth Management

RCW 58.17 – Subdivisions

SUMMARY/BACKGROUND:

The Community Development Department is proposing a series of amendments to Title 18 of the Ridgefield Municipal Code (RMC), also known as the Ridgefield Development Code (RDC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community.

For this round of updates, staff identified three types of proposed code amendments: housekeeping updates, minor policy changes, and major policy changes related to land division.

See attachments for details.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

To make a recommendation of approval to City Council:

“I move to recommend approval of the Fall 2021 RDC Amendments as presented/as amended.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: Fall 2021 RDC Amendments_Staff Report_PC_10062021 (PDF)
2021 Fall RDC Amendments Matrix_PC (DOCX)
Chapter 18.615 Large Lot Plats (DOCX)



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

Amendments to Title 18 of the Ridgefield Municipal Code Planning Commission Staff Report October 6, 2021

BACKGROUND

The Community Development Department is proposing a series of amendments to Title 18 of the Ridgefield Municipal Code (RMC), also known as the Ridgefield Development Code (RDC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community.

DISCUSSION

Types of Amendments

The proposed amendments intend to update the code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified three types of proposed code amendments: housekeeping updates, minor policy changes, and major policy changes related to land division (see Attachment A, Fall 2021 RDC Amendments Matrix, and Attachment B, Chapter 18.615 Large Lot Plats, for details):

1. Housekeeping items: address clerical errors and clarify existing code language without substantive changes to the content.
2. Minor policy changes: add content to strengthen the code with the goal to better implement the Ridgefield Comprehensive Plan (RUACP) and existing City policies and practices.
3. Major policy changes: introduce new or significantly altered processes or strategies to implement the RUACP.

Summary of Changes

Housekeeping items:

<u>Code section(s)</u>	<u>Reason(s) for amendment</u>
18.230.055	Clarify that exposed beam construction means exposed wood beam construction, as intended.

Minor Policy Changes:

<u>Code section(s)</u>	<u>Reason(s) for amendment</u>
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18.740.030	Establish basic design criteria for retaining walls.
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Major Policy Changes – Land Division:

<u>Code section(s)</u>	<u>Reason(s) for amendment</u>
18.210.030	Allow division of one low-density residential lot into two lots without meeting base zone lot area and density standards. Goal: facilitate one-time basic division of large low-density residential properties, typically requested for multigenerational living.
18.600.040	As permitted by state statute, exempt the division of land into parcels at least 20 acres in area from subdivision processes. Goal: expedite basic division of very large properties for sale to multiple owners who may subsequently resubdivide and/or develop.
18.615	Establish a separate process for large lot plats – subdivisions that create lots between 5 and 20 acres. Allow for Type II preliminary and Type I final plat processes. Allow for redivision at any time. Base zone lot area requirements must be met, so by nature this provision is intended for non-residential properties.

The City Attorney provided the following guidance related to the proposed amendments in 18.600.040 and 18.615:

- RCW 58.17.040(2) provides that the subdivision chapter does not apply to divisions of land 1/128th of a section or 5 acres or larger unless the jurisdiction has adopted an ordinance requiring plat approval of such divisions. Ridgefield has done so. The City's existing subdivision code explicitly does not exempt such subdivisions requiring all divisions of land to go through the City's subdivision processes. RMC 18.600.040(D).
- There are a few different ways that large lot subdivisions have been treated in other jurisdictions if not required to go through the regular subdivision process. Some exempt large lots entirely, some provide a different regulatory process for larger lot subdivisions of certain size or number of lots, and some do a hybrid of the two:
 - Exempting lots of a certain size entirely. Some jurisdictions exempt completely from the subdivision statutory process lots of certain sizes (ie. 10, 20, 40 acres). Those lots may be divided without any subdivision requirements of RCW 58.17, however any development would still need to go through the appropriate land use permitting processes and any subdivision into smaller lots would need to comply with 58.17.

The advantages of this would be that an owner of a larger piece of land could divide the land into a fewer larger parcels without using the subdivision process and then these larger parcels could be sold and subdivided via short plat more easily. The disadvantage is that the City loses its ability to condition the land division for compliance with comprehensive plan and to plan for roads, drainage, water and other infrastructure in a coordinated way.

- Creating modified regulations for large lot subdivisions that allow them to be subdivided with fewer regulatory conditions because the final development plan for each large lot has not likely been determined. Most jurisdictions that do this provide an administrative review and approval of both the preliminary and final plat.

The advantages of this would be a simpler process for approval of large lot subdivisions with fewer conditions for approval of the final plat because the large lots created would undergo further subdivision at a later time with full compliance with either the full subdivision plat or short plat processes. The disadvantage would be creating an additional regulatory process and trying to craft such a regulation that would take into account the various scenarios that might need to be addressed by such a regulation.

- Hybrid approach. Many jurisdictions have a hybrid of the two approaches whereby lots over a certain size were exempt completely and then lots between 5 acres and that larger size went through a large lot subdivision process. Ridgefield could tailor a regulation that addressed the lot sizes and anticipated land uses of Ridgefield development.

Staff proposes the hybrid approach, whereby lots 20 acres and larger are exempt completely and lots between 5 and 20 acres are subject to a large lot subdivision process.

PROCESS

<u>Date</u>	<u>Milestone</u>
September 22, 2021	Notice of public hearing published
October 6, 2021	Planning Commission public hearing
October 28, 2021	City Council public hearing and 1 st reading
November 4, 2021	City Council public meeting and 2 nd reading/adoption

Staff have received no public comments as of the date of this report.

RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of **approval** of the proposed Ridgefield Development Code amendments to City Council.

ATTACHMENTS

- A. Attachment A – Fall 2021 RDC Amendments Matrix
- B. Attachment B – Chapter 18.615 Large Lot Plats

Fall 2021 Ridgefield Development Code Proposed Amendments – Planning Commission 10/6/2021

Title 18 – Development Code

Housekeeping Updates

Code Section	Code Language	Rationale
18.230 – Commercial Districts		
18.230.055 – Building design and features.	B. Context-sensitive building design. Development shall consider the cohesive integration of one property along with all adjacent properties in a district so that the “whole is greater than the sum of the parts.” 7. Elements of any individual site shall include exposed <u>wood</u> beam construction as part of the primary structure. This construction type adds balance to trellises, awnings, canopies, etc.	Exposed beam construction was intended to imply exposed wood beams. Clarify.

Minor Policy Changes

Code Section	Code Language	Rationale
18.740 – Fences and Walls		
18.740.030 – Design criteria.	<u>D. All walls, including retaining walls, are subject to the following design requirements:</u> <u>1. Walls shall be earth-toned.</u> <u>2. CMU blocks are prohibited.</u>	Establish basic design criteria for retaining walls.

Major Policy Changes – Land Division

Code Section	Code Language	Rationale
18.210 – Residential Low Density Districts (RLD-4, RLD-6, RLD-8)		
18.210.030 – Dimensional and density standards	B. The maximum lot area does not apply to existing lots, the remaining parent parcel after a land division, and lots created for non-residential uses such as parks and trails, utilities, and critical areas. <u>1. For a two (2) lot short plat with one (1) existing residence, a one-time exemption may be allowed wherein neither the existing lot with the residence nor the remainder lot must meet the maximum lot area permitted in the underlying zone. Any further partitioning of the parent</u>	Allow division of one low-density residential lot into two lots without meeting lot area and density standards. Goal: facilitate basic division of large low-density residential properties,

	<u>parcel or the oversized lot must comply with the lot size requirements of the underlying zone.</u>	typically requested for multigenerational living.
18.600 – Subdivisions – General		
18.600.040 – Exemptions and adjustments.	D. Within the corporate limits of the city divisions of land into lots or tracts, each of which is five acres or larger are expressly not exempted from this chapter pursuant to RCW 58.17.040. The city expressly requires plat approval of all divisions of land including divisions into lots or tracts each of which is one-one hundred twenty-eighth of a section of land or larger, or five acres or larger if the land is not capable of description as a fraction of a section of land. <u>D. Division of land into lots, parcels or tracts, each of which is at least 20 acres or 1/32 of a section in area. (RCW 58.17.040)</u>	As permitted by state statute, exempt the division of land into parcels at least 20 acres in area from subdivision processes. Goal: expedite basic division of large properties for sale to multiple owners who may subsequently resubdivide and/or develop.
<u>18.615 – Large Lot Plats</u>		
	New chapter – see attached “Chapter 18.615 Large Lot Plats” document.	Establish a separate process for non-residential subdivisions that create lots between 5 and 20 acres. Allow for Type II preliminary and Type I final plat processes. Allow for redivision at any time.

- CODE
Title 18 - DEVELOPMENT CODE
Chapter 18.615 Large Lot Plats

Chapter 18.615 LARGE LOT PLATS

18.615.010 Large lot plat provisions.

The purpose of this chapter is to provide a simplified process to divide property into large lots that are not subject to the five-year waiting period prior to subsequent subdivision required for short plats.

- A. Applicability. Every division of contiguous land, for purposes of sale, lease or transfer of ownership, into two or more lots, all of which are 5 acres or 1/128 of a section of land or larger, and any one of which is smaller than 20 acres or 1/32 of a section, shall proceed in compliance with this chapter. Large lot subdivisions may be redivided pursuant to this chapter or Chapter 18.610, Short Plats, unless the proposed redivision constitutes a subdivision, in which case redivision must be approved pursuant to Chapter 18.620, Procedure for Subdivision.
- B. Approval required. It is unlawful for any person to divide land so as to constitute a large lot plat within the city, or to enter into any contract for the sale or lease of any part of such land, without first complying with the relevant provisions of this title.
- C. Administration and application.
 - 1. Pre-application review is required.
 - 2. Preliminary large lot plats are reviewed under a Type II review consistent with RDC 18.310.070.
 - 3. Final large lot plats shall be reviewed under a Type I review consistent with RDC 18.310.060.

18.615.020 Preliminary large lot plat application contents.

- A. An application for a large lot plat may be made by an owner or owners of land, or by an authorized agent of an owner or owners, or by a representative of any governmental agency if the short subdivision is sought for a governmental purpose and such application shall be filed with the city.
- B. The application shall contain the following:
 - 1. The entire lot or parcel constituting the applicants land;
 - 2. Proposed name of the large lot plat (if any). This name shall not duplicate any name used on a recorded plat or subdivision in Clark County, including the municipalities of Clark County;
 - 3. Accurate and complete legal description of the proposed large lot plat;
 - 4. Scale, north arrow and date;
 - 5. Boundary lines based upon a recent land survey of the land proposed to be subdivided and boundary lines of all proposed lots and streets;
 - 6. Location and size of water and sewer lines utility easements: and drainage system proposed to serve the lots within the proposed large lot plat and their point of connections with existing services;
 - 7. Location, size, purpose and nature of existing roads, streets, rights-of-way, and easements adjacent to, or across, the land;
 - 8. Location of any streets, rights-of-way or easements proposed to serve the lots within the proposed large lot plat with a clear designation of their size, purpose and nature;
 - 9. Parcels of land intended or required to be dedicated for streets, open space, or other public purposes;

10. Contour lines at two-foot elevation intervals for slopes less than 25 percent and five-foot elevation intervals for slopes equal to or more than twenty-five percent;
11. Accurate mapping of critical areas, including wetlands, stream corridors, slopes of fifteen to twenty-four percent, slopes of twenty-five percent and greater, floodplains and slope hazard areas;
12. Name, mailing address and telephone number owner and/or developer and/or preparer of information;
13. Environmental checklist, if required by RDC 18.810;
14. Names and addresses of adjacent land owners shown on the records of the Clark County assessor located within three hundred feet of any portion of the boundary the proposed large lot plat; and
15. Modifications or variations requested, if any.

18.615.030 Preliminary large lot plat approval criteria.

- A. The review authority shall approve a preliminary large lot plat if they find that the following standards are satisfied:
 1. The large lot plat conforms with the provision of Title 18, including the zoning district standards in which the large lot plat is located;
 2. The large lot plat conforms with the RUACP;
 3. The large lot plat conforms with the requirements in RDC 18.615;
 4. The large lot plat conforms with the applicable design and improvement requirements in Chapter 18.630 and the City of Ridgefield Engineering Standards for Public Works Construction, including but not limited to, appropriate provisions for:
 - a. Public health, safety and welfare,
 - b. Open spaces, parks and recreation, and playgrounds,
 - c. Drainage systems for stormwater retention and detention,
 - d. Streets, sidewalks, alleys and other public ways, transit stops, and other features that assure safe walking conditions for students,
 - e. Potable water supplies, and
 - f. Sanitary waste disposal.
 5. Unbuildable portions of a large lot plat are protected from development through conservation easements, dedications, or other appropriate means approved by the planning director.
 6. Based upon subsections (A)(1) through (A)(5) of this section, that the public use and interest will be served and not burdened.

18.615.040 Final large lot plat application.

- A. An applicant may file for a final large lot plat within five years of the date of approval of the preliminary large lot plat.
- B. An applicant for a final large plat shall submit the requisite fee and the following information:
 1. The final large lot plat map, including the following:
 - a. The entire lot or parcel constituting the applicant's land;
 - b. Large lot subdivision name (if any);

- c. North arrow and scale;
- d. The taxation parcel number or numbers as assigned to the land proposed to be divided by the Clark County assessor;
- e. The names or recording numbers of any contiguous land divisions;
- f. Lot corners and lines marking the division of the land;
- g. Location, size, purpose and nature of existing roads, streets, rights-of-way, and easements adjacent to, or across, the land;
- h. Location of any roads, rights-of-way, or easements proposed to serve the lots within the large lot plat with a clear designation of their size, purpose and nature, as well as street names;
- i. Tracts (if any) and the purpose of each;
- j. The acknowledged signatures of all fee simple owners and other parties having interest in the lands being subdivided as enumerated in subsections (ii)(A) and (B) below, as well as the acknowledged signatures of all owners of property over which access or utility easements pass unless such easements are previously or simultaneously recorded by separate instrument in the county auditor's office, certifying the following:
 - i. In case of a large lot plat not containing a dedication:
 - (A) A full and correct legal description of the land to be divided as it appears on the large lot plat;
 - (B) A statement of free consent in substantially the following form, the reference to easements to be omitted where not applicable:

Know all men by these presents that: _____ are the fee simple owners of the land hereon described; have with their free consent and in accordance with their desires caused the same to be surveyed and large lot platted as shown hereon and do hereby grant and reserve the easements as shown hereon for the uses indicated hereon.

...
(Name)

...
(Name)

- ii. In the case of a large lot plat containing a dedication or easement:
 - (A) A full and correct legal description of the land to be divided as it appears on the large lot plat;
 - (B) A statement of free consent and waiver of claims for damages in substantially the following form:

DEDICATION AND WAIVER OF CLAIMS

Know all men by these presents that are the owners and all other parties having any interest in the land hereon described have with their free consent and in accordance with their desires caused the same to be surveyed and large lot platted as shown hereon do hereby dedicate those roads, rights-of-way or easements shown a public dedications hereon to the use of the public: do hereby waive on behalf of themselves and their successors in interest all claims for damages against the City of Ridgefield and any other governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said dedicated roads and/or rights-of-way and do hereby grant and reserve the easements as shown hereon for the uses indicated.

...
(Name)

...
(Name)

- iii. If an offer of dedication includes, or is required to include, a waiver of direct access to any street from any property, the appropriate certificate shall additionally recite said waiver;
- k. A certificate by a surveyor certifying to the accuracy of the survey and short plat in substantially the following form:

I, _____, Professional Land Surveyor, do hereby certify that the large lot plat as shown is based upon an actual survey in accordance with the requirements of the Survey Recording Act, that the distances, courses and angles are shown hereon correctly, and that the monuments and lot corners have been set on the ground as shown hereon.

(Surveyor's Signature, seal and number);

- I. Signature blocks for the:
 - i. City engineer;
 - ii. Public works director;
 - iii. Community development director;
 - iv. Mayor;
 - v. County auditor; and
 - vi. County assessor.

18.615.050 Approval criteria for a final large lot plat.

- A. The review authority shall approve a final large lot plat if they find:
 - 1. It complies with the decision approving the preliminary large lot plat;
 - 2. The applicant has fulfilled all conditions of approval of the preliminary large lot plat and the requirements of this title; and
 - 3. The final large lot plat application complies with the submittal requirements of RDC 18.615.040.

18.615.060 Allowance of bond for public improvements in lieu of actual construction of improvements prior to approval of final large lot plat.

- A. The subdivider may, as an alternative to actual construction of appropriate public improvements required under RDC 18.615.030, provide a surety bond or other secure method providing for and securing to the city the actual cost of construction of required public improvements within a specified period of time and expressed in the bond or other method of security. Any bond or other method of security shall specify the improvements covered and the schedule for completion.
- B. The bond or other method of security shall be subject to approval by the city engineer prior to approval of the short plat by the administrator. In no case shall the amount of the bond or other method of security be less than one hundred fifty percent of the actual estimated cost of the improvements.
- C. All appropriate improvements to be privately improved and maintained must be fully constructed prior to approval of the final large lot plat.

- D. The subdivider shall provide the city with a maintenance bond with a two-year term valued at twenty percent of the actual construction costs, subject to review and approval by the director of public works.

18.615.070 Approval of large lot plats—Filing.

Each large lot plat shall be filed for record by the owner in the office of the Clark County auditor. The subdivider shall be responsible for payment of all filing fees.

18.615.080 Large lot plat—Amendment.

An approved and recorded large lot plat may be amended or vacated in whole or in part in a manner not involving a resubdivision by recording an amended large lot plat in accordance with the following provisions:

- A. The amended large lot plat must comply with procedures and requirements of this chapter for original large lot plat approval.
- B. The title of the amended short plat shall be:
 "Large Lot Plat No.____."
 "Amending Large Lot Plat No.____."
- C. The amended large lot plat shall show all of the land shown on the original large lot plat, all deleted original lot lines as dashed lines, and bear the acknowledged signatures of all current fee simple owners and contract purchasers of the affected lots within the original large lot plat as shown by a current title certificate.
- D. A large lot plat amended using the provisions of this section shall not increase the number of lots included in the original large lot plat.
- E. Minor errors not involving a change in lot lines may be corrected by the surveyor upon approval of the planning director by recording an affidavit with the Clark County auditor specifically referencing the short plat by number and correction.

18.615.090 Large lot plat—Decision appeals.

Appeals of preliminary or final large lot plat decisions shall be filed in accordance with Chapter 18.310.