STREAMLINING THE FINAL PLAT PROCESS: COMMITTEE BRIEFING

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PLANNING AND DEVELOPMENT SERVICES
OVERVIEW

Briefing Goals

- Provide Project Background
- Outline Current Process
- Highlight Proposed Changes
- Receive Feedback

- Purpose of Project
- Policy Support
- Outreach
- Overview
- Preliminary Plat
- Final Plat
PURPOSE OF PROJECT

Streamline the final plat approval process by implementing Senate Bill 5674

Plat constitutes a subdivision with ten or more lots inside UGA, five or more lots outside UGA

Speed up housing production

Reduce housing costs
Reduce risks/financial costs to homebuilders

Retain public involvement in decision-making

Provide notice
Allow public to provide feedback

Reduce administrative costs and staff resources

Streamline processes
Free up staff for other tasks

Senate Bill 5674 allows local legislative bodies to transfer final plat approval authority to “an established planning commission or agency, or to such other administrative personnel…”
**Economic Development Objective 2.A:** “Develop and maintain a regulatory system that is fair, understandable, coordinated and timely.”

**Housing Goal 3:** “Land use policies and regulations should contribute as little as possible to the cost of housing.”

**Economic Development Policy 2.A.3:** “To ensure timeliness, responsiveness, and increased efficiency, the county shall develop and maintain a program of periodic review of the permitting process to eliminate unnecessary administrative procedures that do not respond to legal requirements for public review and citizen input.”
OUTREACH

May 9th: Notice of Project and Goals
June 6th: Shared Draft Code Amendments
July 7th: Notice of Committee of the Whole Briefing
CURRENT PROCESS: OVERVIEW

Preliminary Plat
• Outline approval and conditioning process for subdivision

Civil Construction
• Involves on-site and off-site improvements
• Occurs prior to and often during the final plat process

Final Plat
• Ensures consistency with approval and conditions
• Method to record map with individual lots
CURRENT PROCESS: PRELIMINARY PLAT

- Public notice (21-day comment period)
- Application circulated to review groups and agencies
- Environmental Review conducted
- Additional review cycles conducted as necessary to determine sufficiency of subdivision proposal

Administrative Determination & Recommendation
- All recommendations from agencies with an interest (e.g., Fire Marshal, Public Works, and Snohomish Health District) are obtained
- SEPA determination is issued
- Recommendation (including plat conditions) are prepared and transmitted to the Hearing Examiner

Hearing Examiner Decision
- Public hearing is scheduled
- PDS sends out combined SEPA/hearing notice
- Hearing Examiner holds a public hearing
- Hearing Examiner makes a decision and issues notice of decision
CURRENT PROCESS: FINAL PLAT

Final Plat Application

• Public notice (15-day comment period)
• Application circulated to review groups and agencies
• Compliance with survey requirements verified
• Consistency with preliminary plat approval verified

Administrative Determination & Recommendation

• All approvals from agencies with an interest (e.g., Fire Marshal, Public Works, and Snohomish Health District) are obtained
• Civil construction and bonding are completed
• Taxes are paid
• Final plat circulated for signatures from Public Works, Treasurer, and PDS

Council Decision

• Recommendation and final plat package transmitted to Executive and County Council
• PDS sends out notice to final plat commenters and issues new notice
• County Council schedules and holds public hearing
• County Council makes a decision and issues notice of decision
• Streamline the final plat approval process by:
  – Delegating administrative approval of final plat applications to PDS
    o County Council would no longer hold public hearings for final plat approval
    o Public hearing and approval notices would be eliminated
    o Notice of final plat application would continue (15-day public comment period)
  – Delegating administrative approval authority for four-month extensions of preliminary plats to PDS
  – Consolidating required miscellaneous approvals for final plats
  – Making minor housekeeping changes to the final plat approval procedures
• All other final plat procedures would remain the same