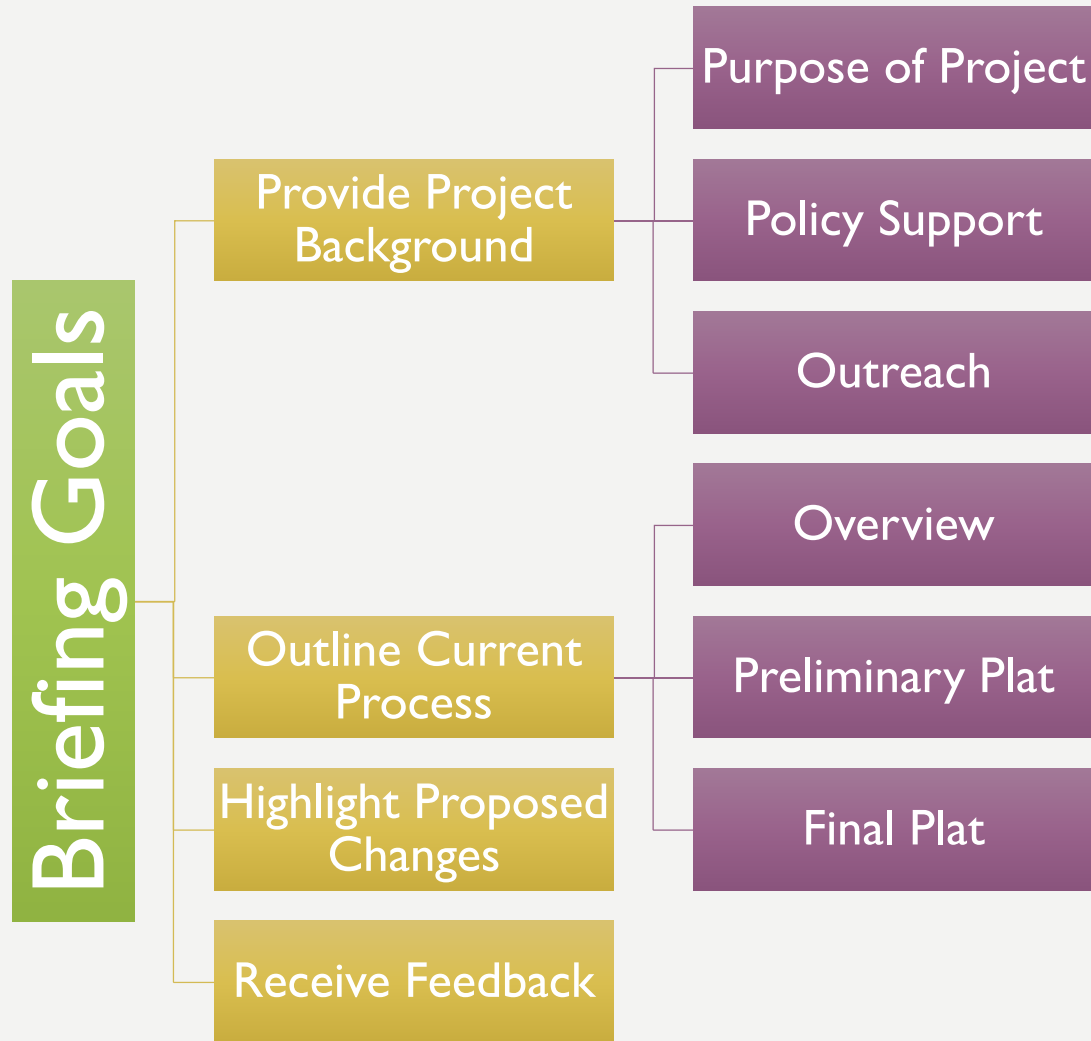


**STREAMLINING THE FINAL PLAT
PROCESS: COMMITTEE
BRIEFING**

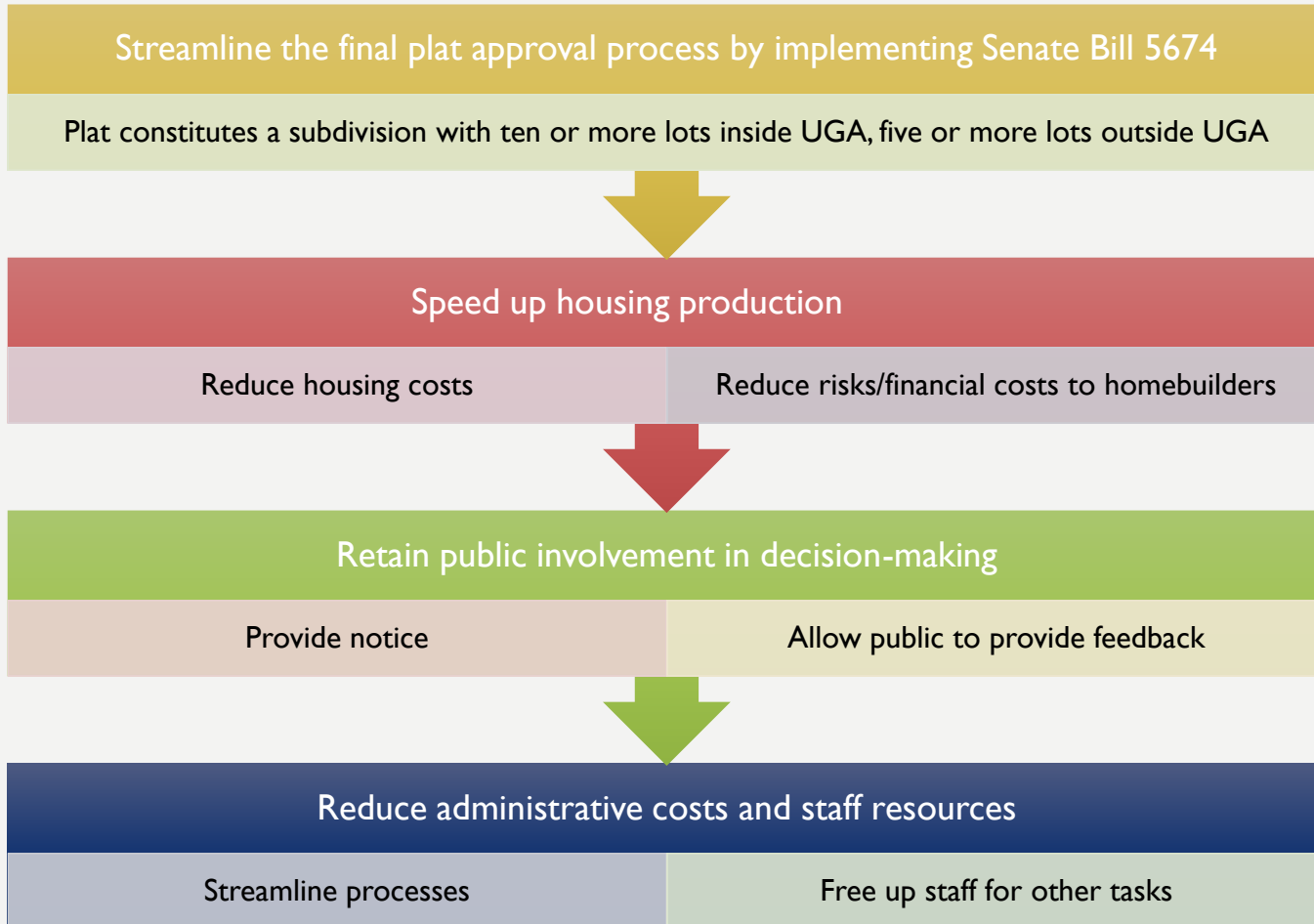
JULY 10, 2017

**STEPHEN A. FESLER, SENIOR PLANNER
PLANNING AND DEVELOPMENT SERVICES**

OVERVIEW



PURPOSE OF PROJECT



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...”

POLICY SUPPORT

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

Public

Environmental Groups

Homebuilders

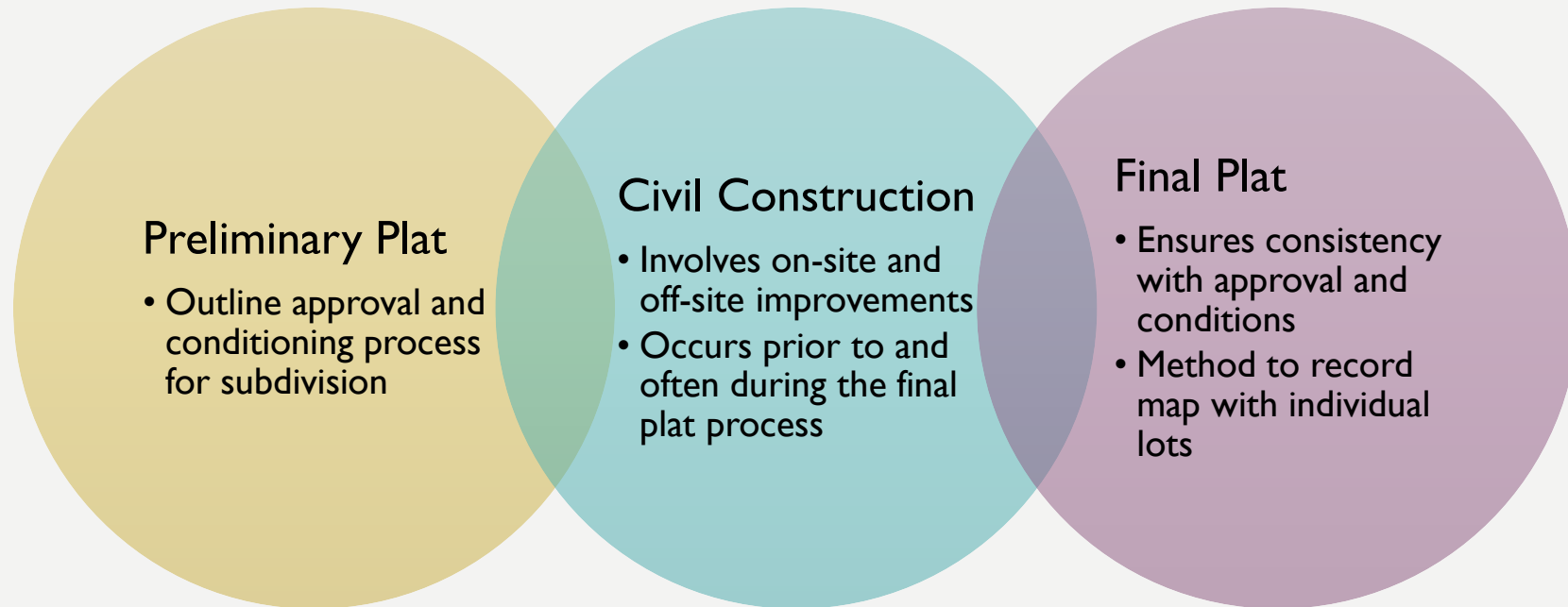
Land Use Consultants

May 9th: Notice of
Project and Goals

July 7th: Notice of
Committee of the Whole
Briefing

June 6th: Shared Draft Code
Amendments

CURRENT PROCESS: OVERVIEW



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



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



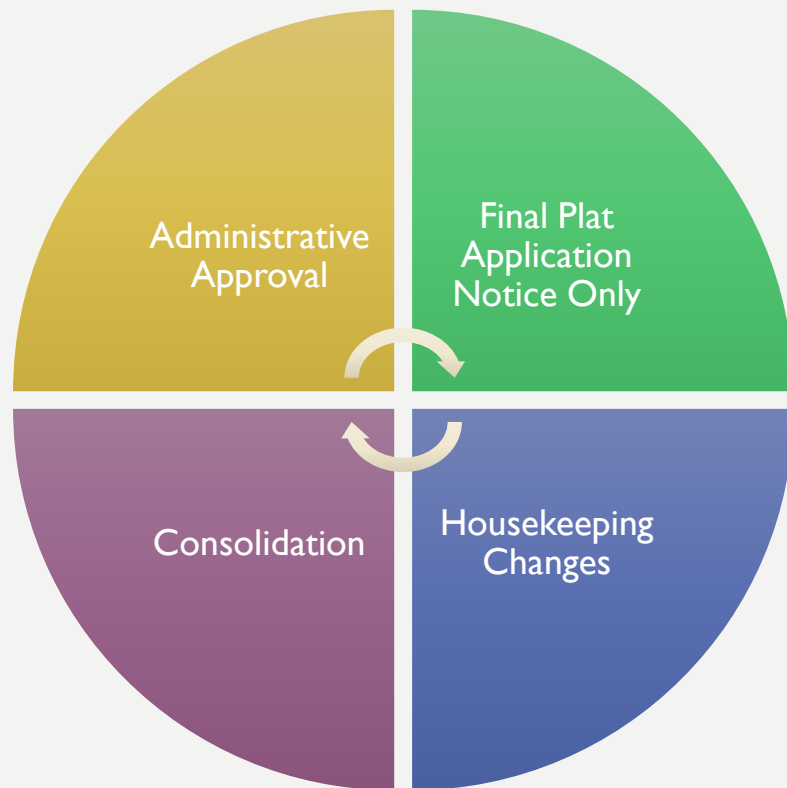
Administrative
Determination &
Recommendation

- 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



- 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

PROPOSED CHANGES



- Streamline the final plat approval process by:
 - Delegating administrative approval of final plat applications to PDS
 - County Council would no longer hold public hearings for final plat approval
 - Public hearing and approval notices would be eliminated
 - 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 that same

FEEDBACK

