

Rethink Zoning

Title 15, Local Project Review Procedures

David Stalheim, Long Range Planning Manager
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Local Project Review Procedures

- 1995 Legislative Requirement (RCW 36.70B)
 - Regulatory reform
 - Integrates growth management planning and environmental review
- City adopted standards:
 - Interim procedures in 1996
 - Final procedures in 2001
 - Scattered across 8 different chapters



Reorganized Title 15

- Action would repeal and replace
- New organization into three chapters:
 - Application requirements
 - Review procedures
 - Criteria for land use decisions



Key Changes from Current Procedures

- State law allows more decisions to be administrative
 - Creates more predictability for applicants
 - Addresses workload with staff reductions
- Procedure changes, consistent with state law, for:
 - Land division applications
 - Shoreline permit applications
 - Historic permit applications



Land Division Applications

- State law (RCW 58.17.060) allows for summary approval by administrative staff of short plats or short subdivisions, which is the division of land into less than 10 lots
- Land division approvals are not subjective actions; they implement city regulations:
 - See chapters 24-27 for land divisions
 - City zoning standards (Title 19), including lot size and dimensions (Ch. 6), streets and sidewalks (Ch. 33)
 - Public works standards for streets, utilities, stormwater, etc.
- Draft would eliminate any notice or posting of sites for these applications
- City website will show active land use applications



Shoreline Permit Applications

- State law (RCW 90.58) allows for administrative decisions, but requires public notice of applications
- Draft would focus decision making as follows:
 - Hearings (REV III): Examiner would hear variances, conditional use permits and height increases in industrial areas
 - Planning Director (REV II): Larger developments, those with buildings more than 35', and those with in-water facilities require *posting of site* and *notice to neighbors* (300')
 - Administrative Staff (REV I): All other shoreline permits would require *notice to neighbors* (300')
 - Planning Director is authorized to bump up the level of project review if determined needed.



Historic Overlay Permit Applications

- No changes to what is subject to review by City's Historical Commission
- The following would no longer require posting of the site and notice to neighbors (Historical Commission meetings are Open Public Meetings, however)
 - Addition of an accessory dwelling unit
 - Alteration of significant features of a local register property
 - Additions to a building identified as contributing



QUESTIONS? DISCUSSION

