

Code Review for Model Code Development

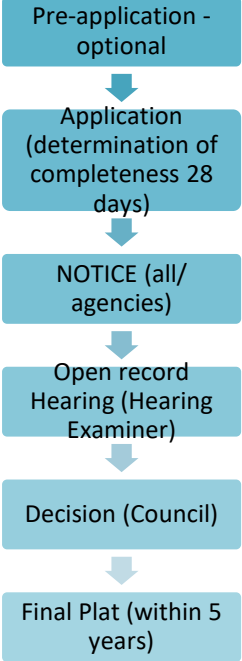
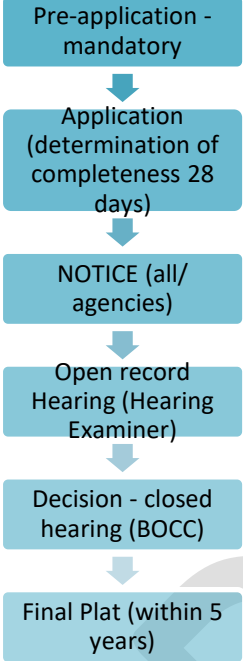
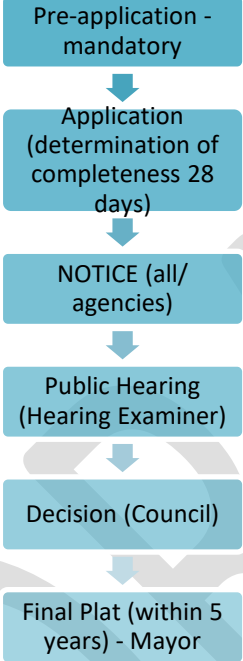
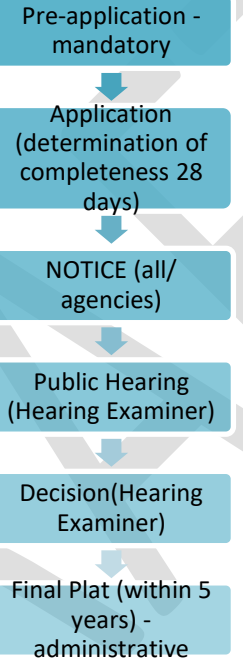
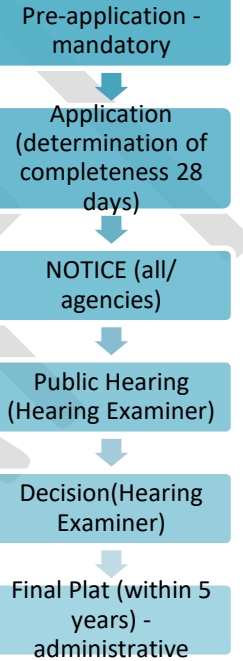
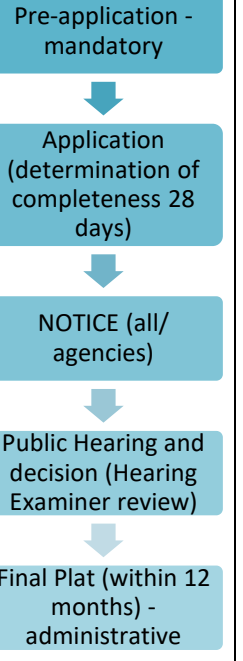
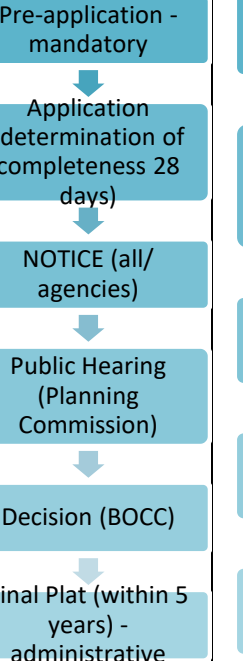
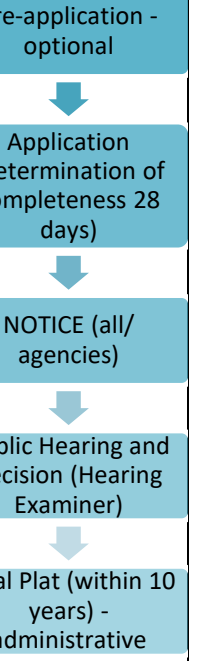
Relevant Local Government Permits

Short Plat (nine or fewer lots)

	City of Yakima	Yakima County	City of Wenatchee	Chelan County	City of East Wenatchee	Douglas County	Okanogan County	City of Kennewick
Permit review type	Administrative - type 2	Administrative - type 2	Administrative - type 2	Administrative	Administrative - type II	Full administrative review	Administrative	Administrative
Process	<pre> graph TD A[Application (determination of completeness 28 days)] --> B[Public notice (300 ft property owners)] B --> C[Administrative decision with conditions] C --> D[Final short subdivision within 5 years] </pre>	<pre> graph TD A[Application (determination of completeness 28 days)] --> B[Public notice (300 ft property owners)] B --> C[Administrative decision with conditions] C --> D[Final short subdivision within 5 years] </pre>	<pre> graph TD A[Application (determination of completeness 30 days)] --> B[Public notice (300 ft property owners)] B --> C[Administrative decision with or without conditions] C --> D[Final short subdivision within 5 years] </pre>	<pre> graph TD A[Preapplication meeting encouraged] --> B[Application] B --> C[Public notice] C --> D[Administrative decision with or without conditions] D --> E[Final short subdivision within 5 years] </pre>	<pre> graph TD A[Application (determination of completeness 28 days)] --> B[Public notice (300 ft property owners)] B --> C[Administrative decision with or without conditions] C --> D[Final short subdivision within 5 years] </pre>	<pre> graph TD A[Application (determination of completeness 28 days)] --> B[Public notice (300 ft property owners)] B --> C[Administrative decision with or without conditions] C --> D[Final short subdivision within 5 years] </pre>	<pre> graph TD A[Application (determination of completeness 28 days)] --> B[Public notice (300 ft property owners)] B --> C[Administrative decision with or without conditions] C --> D[Final short subdivision within 4 years] </pre>	<pre> graph TD A[Application (determination of completeness 30 days)] --> B[Public notice (signage only)] B --> C[Administrative decision with or without conditions] C --> D[Final short subdivision within 5 years; Infrastructure within 2 years] </pre>
Appeal	Hearing Examiner	Hearing Examiner	Hearing Examiner	Hearing Examiner	Hearing Examiner	Hearing Examiner	Hearing Examiner	Hearing Examiner
SEPA	No (categorical exemption)							

Note: No re-subdivision within 5 year except for fewer than 5 lots (RCW 58.17.060)

Long subdivision (ten or more lots)

	City of Yakima	Yakima County	City of Wenatchee	Chelan County	City of East Wenatchee	Douglas County	Okanogan County	City of Kennewick
Permit review type	Quasi-judicial – Council approval	BOCC approval - Type 4	Quasi-judicial type III – Planning Commission review	Quasi-judicial – Hearing Examiner review	Quasi-judicial type III – Hearing Examiner review	Quasi-judicial–Hearing Examiner review	Quasi-judicial – Planning Commission review	Quasi-judicial type III – Planning Commission review
Process								
Appeal	County Superior Court	County Superior Court	County Superior Court	County Superior Court	County Superior Court	County Superior Court	County Superior Court	County Superior Court
SEPA	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Site Plan

	City of Yakima	Yakima County	City of Wenatchee	Chelan County	City of East Wenatchee	Douglas County	Okanogan County	City of Kennewick
Permit review type	Administrative - type 3	Administrative - type 2	Administrative - type 2	Full administrative review	Administrative – type II, Technical Review Committee	Full administrative review	Administrative review	Administrative review
Process	<pre> graph TD A[Application] --> B[Application (determination of completeness 28 days)] B --> C[NOTICE (mail/agencies at Director's discretion (16.05.010))] C --> D[Decision (staff) - with conditions] </pre>	<pre> graph TD A[Application] --> B[Application (determination of completeness 28 days)] B --> C[NOTICE (mailing/agencies)] C --> D[Public Hearing - admin adjustment only -(Hearing Examiner)] D --> E[Decision (Reviewing Official)?] </pre>	<pre> graph TD A[Pre-application - mandatory] --> B[Application (determination of completeness 28 days)] B --> C[TRC review] C --> D[NOTICE (posting/web/mailing/agencies)] D --> E[Decision (Reviewing Official)] </pre>	<pre> graph TD A[Pre-application - mandatory] --> B[Application (determination of completeness 28 days)] B --> C[NOTICE ?] C --> D[Decision (Reviewing Official)] </pre>	<pre> graph TD A[Pre-application - mandatory] --> B[Application (determination of completeness 28 days)] B --> C[NOTICE (on-site/agency referral)] C --> D[Decision (TRC)] </pre>	<pre> graph TD A[Pre-application - mandatory] --> B[Application (determination of completeness 28 days)] B --> C[NOTICE (posting/mailing/agencies)] C --> D[Public Hearing - admin adjustment only -(Hearing Examiner)] D --> E[Decision (Reviewing Official)] </pre>	<pre> graph TD A[Pre-application - optional] --> B[Application (determination of completeness 28 days)] B --> C[NOTICE (posting/newspaper/mailing/agencies)] C --> D[Decision (staff)] </pre>	<pre> graph TD A[Pre-application - optional] --> B[Application (determination of completeness 28 days)] B --> C[NOTICE (posting/mailing/agencies)] C --> D[Decision (staff)] </pre>
Appeal	Hearing Examiner	BOCC	Hearing Examiner	Hearing Examiner	Planning Commission	Hearing Examiner	Hearing Examiner	Hearing Examiner
SEPA	Yes (unless categorially exempt)	Yes (unless categorially exempt)	Yes (unless categorially exempt)	Yes (unless categorially exempt)	Yes (unless categorially exempt)	Yes (unless categorially exempt)	Yes (unless categorially exempt)	Yes (unless categorially exempt)

Findings

- Pre-applications are not always mandatory
- Public hearing only for major subdivisions
- Short plats and site plans are mostly administrative review or technical committee review
- No design review or environmental review committee found other than SEPA
- Categorically exempt projects are administrative review

Other Relevant Permits Categorically Exempt from SEPA

- Construction of Single family homes
- Infill developments
- The construction or location of four multifamily residential units
- Construction of a barn and farm activities covering 10,000 sq-ft accord to WAC 197-11-800(1)(a)(iii)
- The construction of an office, school, commercial, recreational, service or storage building with 4,000 square feet of gross floor area, and with associated parking facilities designed for twenty automobiles. This exemption includes parking lots for twenty or fewer automobiles not associated with a structure.
- Any fill or excavation of 100 cubic yards to exempt single or multi-family developments
- Cities, towns or counties may raise the exempt levels up to the maximum as follows upon documentation that environmental issues are adequately addressed (WAC 197-11-800(1)(c)) :

Project types	Fully planning GMA counties		All other counties
	Incorporated and unincorporated UGA	Other unincorporated areas	Incorporated and unincorporated areas
Single family residential	30 units	20 units	20 units
Multifamily residential	60 units	25 units	25 units
Barn, loafing shed, farm equipment storage, produce storage or packing structure	40,000 square feet	40,000 square feet	40,000 square feet
Office, school, commercial, recreational, service, storage building, parking facilities	30,000 square feet and 90 parking spaces	12,000 square feet and 40 parking spaces	12,000 square feet and 40 parking spaces
Fill or excavation	1,000 cubic yards	1,000 cubic yards	1,000 cubic yards