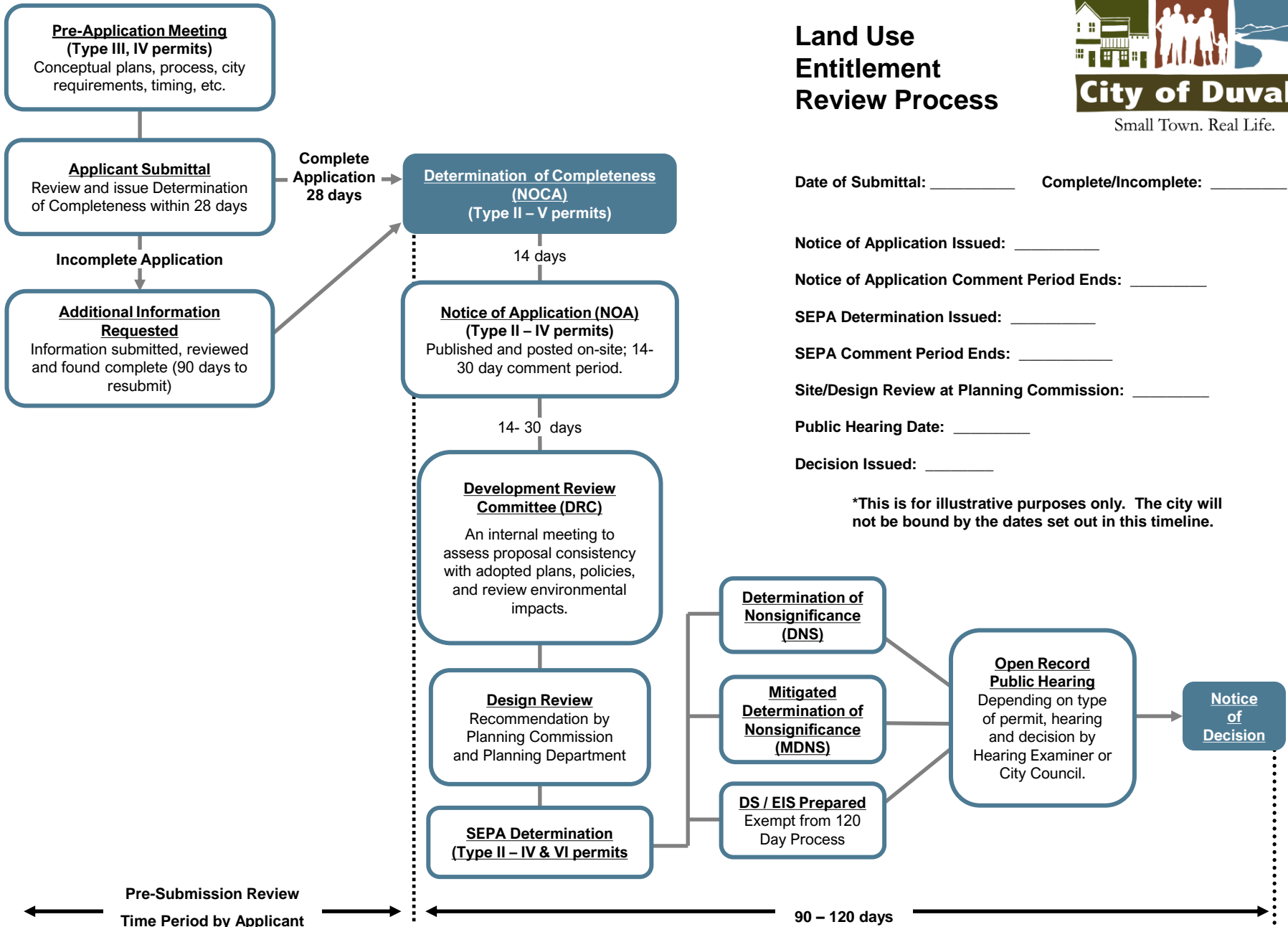




Land Use Entitlement Review Process



Date of Submittal: _____ Complete/Incomplete: _____

Notice of Application Issued: _____

Notice of Application Comment Period Ends: _____

SEPA Determination Issued: _____

SEPA Comment Period Ends: _____

Site/Design Review at Planning Commission: _____

Public Hearing Date: _____

Decision Issued: _____

***This is for illustrative purposes only. The city will not be bound by the dates set out in this timeline.**

Pre-Submission Review
Time Period by Applicant

90 – 120 days

* City Staff will make every effort to meet timelines. Time periods when additional information is requested does not count toward review clock.

Project Permit Applications – Action Type					
TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
Boundary Line Adjustment	Building – SEPA required	Conditional Use	Rezones	Final Plat	UDR Text Amendment
Minor exterior remodels, no building permit required		Shoreline Conditional Use			Annexation ⁽²⁾
Building– no SEPA required	Other Construction – SEPA required	Shoreline Substantial Development			Area-Wide Zoning Map Amendments
Other Construction – no SEPA required	Sensitive Areas	Shoreline Variance			Comprehensive Plan Amendment
Wireless Facilities on Existing Structure – Camouflaged					
Final Site Plan	Preliminary Short Subdivision	Site Plan/Master Development Plan greater than ½ acre ⁽⁵⁾			Development Agreement
	Minor Modifications to Preliminary Plat				
	Site Plans parks, less than ½ acre in new area	Preliminary Long Subdivision			Pre-Annexation Zoning ⁽³⁾
Administrative Interpretation	Infill Development of duplexes and town home	Variance			
Shoreline Exemption		Vacation or Alteration – Subdivision	Reasonable Use Exception		

Project Permit Applications – Decision Making and Appeal Process						
TYPE	I	II	III	IV	V	VI
Final Decision made by	Director	Director	Hearing Examiner	City Council	City Council	City Council
Recommendation made by	N/A	N/A	Planning Department Planning Commission ⁽¹⁾	Planning Commission	Engineering Department	Planning Commission
Open Record Public Hearing – Decision	No	No	Yes – Hearing Examiner	Yes – City Council	No	Yes – Planning Commission ⁽⁴⁾ Yes – City Council
Open Record Public Hearing - Appeal	Yes	Yes	No	No	No	No
Closed Record Appeal	No	No	No	No	No	No
Appeal to:	Hearing Examiner	Hearing Examiner	King County Superior Court, SHB	King County Superior Court, GMHB	King County Superior Court	King County Superior Court, GMHB, SHB
Judicial Appeal	Yes	Yes	Yes	Yes	Yes	Yes

Required Procedures for Project Permit Applications						
TYPE	I	II	III	IV	V	VI
Pre-Application Meeting	No	No	Yes	Yes	No	No
Notice of Completeness	No	Yes	Yes	Yes	Yes	No
Notice of Application	No	Yes	Yes	Yes	No	No
SEPA Determination ⁽¹⁾	No	Yes	Yes	Yes	No	Yes
Notice of Hearing	No	No	Yes	Yes	No	Yes
Notice of Decision	No	Yes	Yes	Yes	Yes	No
120 Day Review ⁽²⁾	No	Yes	Yes	No	No	No