

Code Amendments Relating to Development Application Review Process

Snohomish County Council

_____, 2024

Sarah Titcomb, Principal Planner

Jennifer Cao, Planner



Snohomish County

Planning and Development Services

Presentation Overview

- Review Second Substitute Senate Bill (2SSB) 5290
- Summary of amendments in chapter 30.70 SCC to comply with 2SSB 5290
- Review permit review process in Snohomish County
- Substantive amendments
- Public outreach



Second Substitute Senate Bill 5290

- Amends the Local Project Review Act, Chapter 36.70B RCW
- Goal of increasing efficiency of permit reviews with new permit review timelines
- Snohomish County is required to comply

CERTIFICATION OF ENROLLMENT
SECOND SUBSTITUTE SENATE BILL 5290
Chapter 338, Laws of 2023
68th Legislature
2023 Regular Session

PROJECT PERMITS—LOCAL PROJECT REVIEW—VARIOUS PROVISIONS

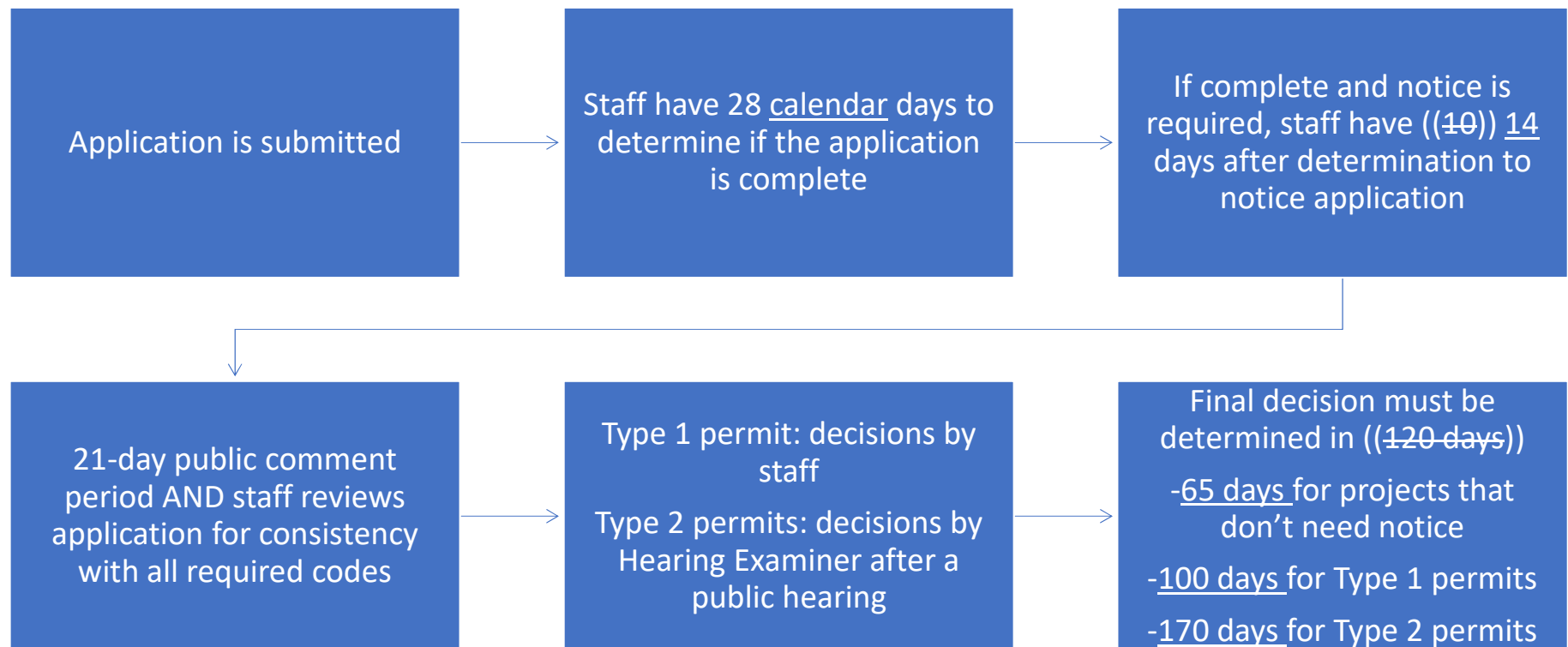
EFFECTIVE DATE: July 23, 2023—Except for section 7, which takes effect January 1, 2025.

Passed by the Senate April 17, 2023 Yeas 47 Nays 0 DENNY HECK President of the Senate	CERTIFICATE I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is SECOND SUBSTITUTE SENATE BILL 5290 as passed by the Senate and the House of Representatives on the dates hereon set forth.
Passed by the House April 10, 2023 Yeas 98 Nays 0 LAURIE JINKINS Speaker of the House of Representatives Approved May 8, 2023 1:17 PM	SARAH BANNISTER Secretary FILED May 10, 2023 Secretary of State State of Washington
JAY INSLEE Governor of the State of Washington	

Summary of Code Amendments

- Mandatory updates to:
 - Clarify calendar days allowed for department to determine application procedural completeness
 - Increasing number of calendar days allow for department to provide public notice
 - Updating review time frames for different permit types
- Staff initiated consistency updates to:
 - SCC 30.70.050 to remove public notice requirements for free standing signs in the RFS Zone
 - Ensure all project permit decisions are noticed properly
- Not proposing permit fee refunds (compliance with RCW 36.70B.160)
- Intended to comply with the Local Project Review Act, provide consistent permitting timelines, and more efficient review.

Permit Review Process



Permit Fee Refunds

- Options within RCW 36.70B.160(1)(a) through (j) that local governments can implement to avoid penalties if timeframes are not met.
- Snohomish County complies with RCW 36.70B.160(1)(b), (d), and (h) as detailed in Attachment B of the Staff Report.
 - (b) Imposing reasonable fees, consistent with RCW 82.02.020, on applicants for permits or other governmental approvals to cover the cost to the city, town, county, or other municipal corporation of processing applications, ...
 - (d) Maintaining and budgeting for on-call permitting assistance for when permit volumes or staffing levels change rapidly;
 - (h) Adopting development regulations which make housing types an outright permitted use in all zones where the housing type is permitted;

Public Outreach

- 21-day Public Comment Period April 15 – May 6, 2024
 - Spoke with two members of the public, no concerns or proposed changes
- SEPA determination of non-significance (DNS) issued, and Commerce was notified in July 2024
- Planning Commission held a public hearing July 23, 2024, and recommended approval. Minor changes between then and now based on legal review.

Questions?

