

Rural Cluster Subdivision Third Party Certification Proposed Code Amendment

9/3/2025

Henry Jennings

Senior Planner, Long Range Planning

Code Under Consideration

- Limited scope – only code section under consideration is SCC 30.41C.030(6)
- 3rd Party Certification added to code as requirement for preliminary subdivision approval before passage of 24-021
- 3rd Party Certification cannot be received until after building occupancy
 - Code needs to be amended to allow preliminary approval of rural cluster subdivisions
- MBA has requested that 3rd Party Certification of entire subdivisions be removed
 - Many of the same requirements are present in individual dwelling certification

Code Change Rationale

- Under adopted code, RCS cannot receive preliminary subdivision approval until proof of certification for community and all dwellings is provided
 - Proof of certification cannot be obtained until after occupancy
- 8 RCS applications are currently under review, totaling over 500 lots
- If adopted code is not updated, the 8 subdivisions currently under review would not be able to be approved



Proposed Change to SCC 30.41C.030

(6) ~~((Rural cluster subdivisions and short subdivisions must provide documentation of third party certification prior to receiving preliminary approval.))~~ Conditions of approval for the subdivision or short subdivision shall require that all lots containing new buildings ~~((receive))~~ provide proof of enrollment in a third party certification program prior to issuance of individual building permits.

Options for third-party certification are:

- (a) ~~((Built Green Community certification for the preliminary approval and))~~ Built Green Single Family/Townhome certification for building permits;
- (b) ~~((LEED Neighborhood Development certification for the preliminary approval and))~~ LEED Home certification for building permits; or
- (c) Additional third party certification as approved by the director and adopted through administrative rule.



Proposed Change to SCC 30.41C.030

(6) Conditions of approval for the subdivision or short subdivision shall require that all lots containing new buildings provide proof of enrollment in a third-party certification program prior to issuance of individual building permits. Options for third-party certification are:

- (a) Built Green Single Family/Townhome certification for building permits;
- (b) LEED Home certification for building permits; or
- (c) Additional third-party certification as approved by the director and adopted through administrative rule.



Amendment – Retroactivity Clause

- Proposed PDS amendment to add clause retroactively applying the code change to applications currently under review



Summary

- Scope of changes limited to SCC 30.41C.030(6)
- Changes fix conflict between permit review and 3rd party review timelines
 - With proposed amendment to make changes retroactively apply to applications currently under review
- Removal of 3rd party review of entire subdivision
 - Only dwellings receive 3rd party review



Questions?

Henry Jennings

425-262-2179

Henry.Jennings@snoco.org

SCC 30.41C.030, Enacted by Am. Ord. 24-021

(6) Rural cluster subdivisions and short subdivisions must provide documentation of third party certification prior to receiving preliminary approval. Conditions of approval for the subdivision or short subdivision shall require all lots containing new buildings receive third party certification prior to issuance of individual building permits. Options for third party certification are:

(a) Built Green Community certification for the preliminary approval and Built Green Single Family/Townhome certification for building permits;

(b) LEED Neighborhood Development certification for the preliminary approval and LEED Home certification for building permits; or

(c) Additional third party certification as approved by the director and adopted through administrative rule. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 08-087, Feb. 4, 2009, Eff date Apr. 5, 2009; Amended by Amended Ord. 24-021, Aug. 28, 2024, Eff date Sept. 19, 2024).

