

Permit Review Process Annual Update

Ana V. Rodriguez
Natalie Jacobson

Associate Planners



Today's Work Session

Purpose: Introduce draft code language

- Overview of July 2024 work session
- Discussion of draft code
- Next Steps

Background

- 2024-2025 Official Development Code docket
 - Placeholder project for issues, inconsistencies, or redundancies in CPED's application review
- This package includes:
 - General clerical edits
 - Appeals
 - Permit review timelines (SB 5290)
 - State Environmental Policy Act (SEPA) categorical exemptions

Code Clarifications & Corrections

- Item A-13 on the 2024-2025 Official Development Code Docket
- Minor revisions to Titles 17, 18, 20, and 25

Appeals

- Board of County Commissioners directed item
- Appeals of Hearing Examiner Decisions go to Superior Court
 - Allows Board to communicate with customers/applicants about land use proposals

Permit Review Timelines

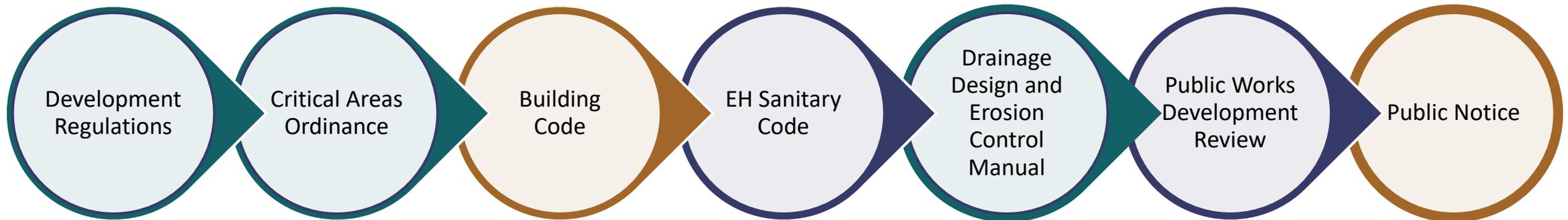
- SB 5290 (2023)
 - Amended timelines to align with state law on final land use decision deadlines
 - Requires updates to our Administrative Procedures (Titles 18, 20, 21, 22, 23, 24)

Permit Type	Deadline for Decision	Public Notice?	Public Hearing?
Type 1	65 days		
Type 2	100 days	✓	
Type 3	170 days	✓	✓

SEPA Categorical Exemptions

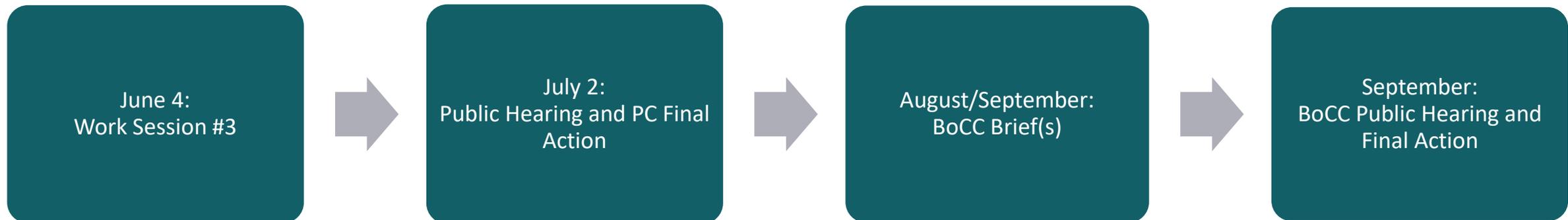
- SB 5412 (2023)
 - Expanded the infill development SEPA categorical exemptions
 - Reduce land use permitting workloads and facilitate more housing development
- Amending SEPA exemption thresholds does not eliminate environmental review altogether.

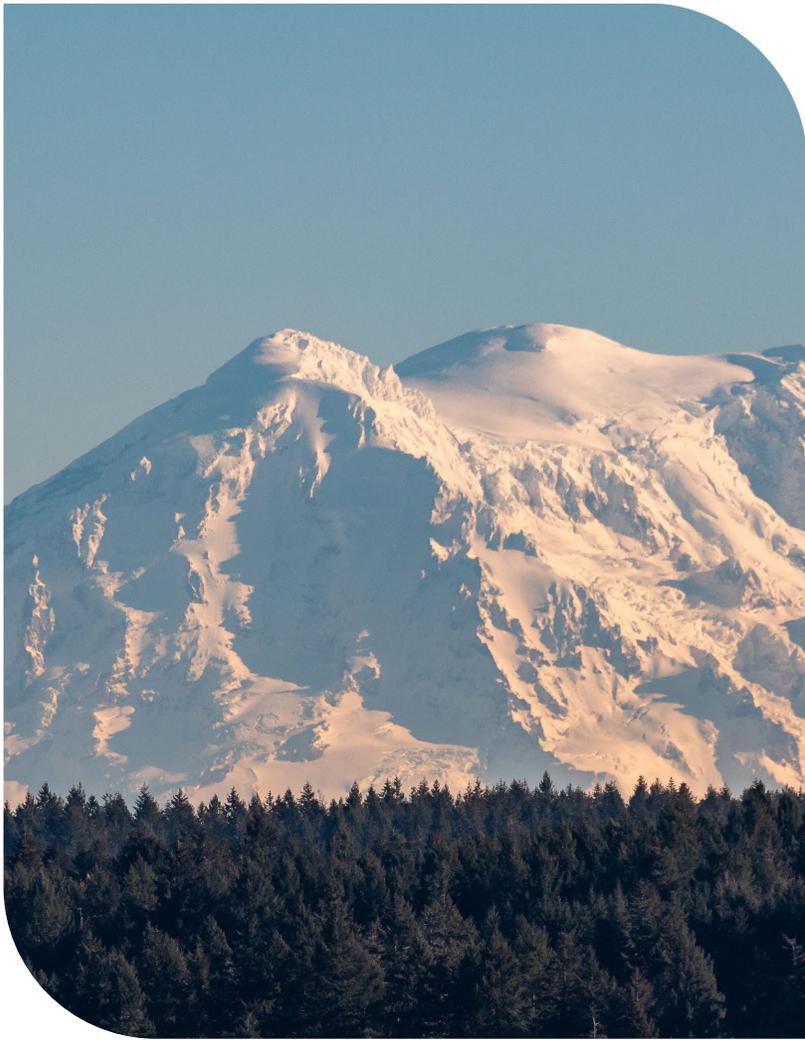
Standards for Permit Review



Next Steps

- Identify additional items to include in update
- Hold additional work sessions (if necessary)
- Schedule public hearing
- Hold public hearing and develop recommendation





Thank you!

Ana V. Rodriguez
ana.rodriguez@co.thurston.wa.us

