

Chapter 14.35
TYPE 3 PERMITS
(SEPA-EXEMPT SHORT PLATS)

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14.35.010 Purpose

This Chapter sets forth the procedural requirements for a Type 3 Permit, which includes SEPA exempt short plats.

14.35.020 Application

- A. The City Planner may require a potential applicant to participate in a pre-application review.

- B. The applicant shall complete the appropriate application form and submit application and applicable fees to the City Planner. The City's application forms shall be developed by the City Planner and approved by the City Manager and shall specify the submittal requirements, which requirements shall be consistent with SMC 14.215.120 and which may include but not necessarily be limited to the information specified in SMC 14.55.005.

14.35.030 Determination of Completeness

- A. Within 28 days of submittal, the City Planner shall:
 - 1. Send the applicant either a determination of completeness or a notice stating information required to complete the application, and

- 2. Advise the applicant of other agencies that may have jurisdiction over the proposal.

- B. Within 14 days of submittal of additional information as required above, the City Planner shall send the applicant either a determination of completeness or another notice stating the information required to complete the application.

14.35.040 Notice of Application

Within 14 days of determination of completeness of an application, the City Planner shall publish a notice of application in accordance with SMC 14.55.040. The comment period shall be 14 days.

14.35.050 Decision

After the comment period has lapsed, and within 120 days of determination of completeness, the City Planner shall determine whether the application is consistent with the applicable permit criteria (see SMC 14.215.120A) and act on the application accordingly. See SMC 14.55.050 for exceptions to this 120-day deadline.

14.35.060 Preliminary and Final Approvals

If the proposal requires City acceptance of public improvements, such as street, sidewalk, stormwater, or utility improvements, the City Planner's decision under SMC 14.35.050 may be a preliminary approval of the proposal in the form of a letter to the applicant stating any conditions of approval. The City Planner shall coordinate with the City Engineer in determining acceptance of public improvements. The City Planner and City Engineer shall not give final approval, nor shall any short plat be recorded, until the

stipulated public improvements are either complete or bonded for, in compliance with Ch. 14.215 SMC.

14.35.070 Appeals

Appeals shall be in accordance with SMC 14.75.010. (Ord. 2082, 2005)