



# Senate Bill 5290

# Permitting Timelines

Wednesday Workshop

December 4, 2024

# Agenda

- Background
- SB5290 Requirements
- Current process
- Proposed changes



12/04/2024

# Background

- [RCW 36.70B Local Project Review](#)
- Lewis County Code [17.05, General Provisions](#)
- Amendments adopted during 2023 Legislative Session
- Go into effect January 1, 2024



# SB5290 Requirements

- Required changes
  - Applies to Master Site Reviews, land divisions, SEPA
  - Does not apply to:
    - Building permits
    - Standalone road approach, well, septic, etc.
    - Comp Plan amendments
  - Update timeframes for decisions
    - Can have longer timelines for complicated permits (e.g. shoreline variance)
  - Partial fee refund if deadline for project permits not met



# Current Process & Timeframes

- Application
- Determine Complete - 28 days
  
- Review
  - Most planning permits - 120 days
  - Final long plat - 90 days
  - Final short plat - 30 days
  
- Issue approval, approval with conditions, or denial



# Proposed Process & Timeframes

- Application
- Determine Complete - 28 days
  
- Review
  - Type 1 permits – 65 days
  - Type 2 permits – 100 days
  - Type 3 permits – 170 days\*
  - Long plat - 90 days
  - Short plat - 30 days
  
- Issue approval, approval with conditions, or denial



# Proposed Process & Timeframes

What is changing ....

	Current Deadline	Proposed Deadline
Type 1 permits	120 days	65 days
Type 2 permits	120 days	100 days
Type 3 permits	120 days	170 days*
Hearing Examiner	120 days	170+ days
Master Planned Area	120 days	210 days
Shoreline Conditional Use/Variance	120 days	210 days
Final Short Plat	30 days	30 days
Final Long Plat	90 days	90 days



# Partial Refund

- Current – no penalty for missing deadline
- SB5290 – partial fee refund for missing deadline

Deadline	10% Refund	20% Refund
30 Calendar Days	≤36 Calendar Days	>37 Calendar Days
65 Calendar Days	≤78 Calendar Days	>79 Calendar Days
90 Calendar Days	≤108 Calendar Days	>109 Calendar Days
100 Calendar Days	≤120 Calendar Days	>121 Calendar Days
170 Calendar Days	≤204 Calendar Days	>205 Calendar Days



# Impact on Customers

## Pro's:

- Certainty
- Software = transparency

## Con's:

- Complete Permit – site plans must be to-scale
- Denials



# Implementation

- January 1, 2025 – timeframes go into effect
- July 1, 2025 – anticipated new software Go Live!
  
- Process Team – 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays on Teams
  - Document current workflows
  - Identify potential efficiencies
  - Track software build
  - Beta testing

