

SEPA/GMA INTEGRATION

Counties Proposal

2/14/13

RCW 36.70B

Has the basic elements of integration, but does not go far enough

RCW 36.70B.030 and 36.70B.040

- Projects reviewed for consistency with development regulations and comprehensive plans
- Regulations and plans establish:
 - Permitted land uses and criteria for approval
 - Residential density within urban growth areas
 - Adequacy of public infrastructure
- Project review shall not reexamine these elements
- Local government may determine that regulations provide adequate mitigation for project adverse environmental impacts

RCW 36.70B.060

GMA jurisdictions must establish an integrated and consolidated project permit process that includes:

- A determination of completeness
- A notice of application to the public and agencies
- A consolidated process for considering multiple permits for a single development proposal
- A process to allow consolidation of public hearings and public meetings with open record hearings
- A single report on the project proposal
- No more than one open record hearing and one closed record appeal.
- A notice of decision issued within specified time limits.

RCW 36.70B.110

Notice of application

- Issued within 14 days of completeness determination
- State where information on the project can be found
- Establish a public comment period of between 14 and 30 days
- Use reasonable methods to provide public and agency notice
- Not required for SEPA categorically exempt projects
- Coordination of SEPA review and hearings with project review and hearings

RCW 36.70B.140

Projects that may be excluded from some or all of the integrated review process include:

- Landmark designations, street vacations, or other approvals relating to the use of public areas or facilities
- Project permits that the local government determines present special circumstances that warrant a different review process
- Lot line or boundary adjustments
- Building and other construction permits
- Administrative approvals, categorically exempt from environmental review under SEPA, or for which environmental review has been completed in connection with other project permits

Proposal

For a county or city planning under GMA or that voluntarily adopts the procedures in 36.70B

- Optional process
- Separate SEPA Checklist and Threshold Determination not required
- Project permit review
 - Application must include information required by the SEPA checklist related to the elements of the environment
 - Notice of decision must include a determination of whether the project will have significant adverse environmental impacts consistent with requirements of 36.70B and 43.21C, i.e., the threshold determination
 - Appeal of permit decision includes appeal of environmental decision under 43.21C
- Notice of application information in standardized format sent electronically to state clearinghouse (e.g. the SEPA register)