

TO: City Council
FROM: Brad Medrud, Planning Manager
DATE: December 3, 2024
SUBJECT: Ordinance O2024-005, Development Code Administration

1) Recommended Action:

Adopt Ordinance No. O2024-005, amending the Development Administration Code, as recommended by the General Government Committee at their November 13, 2024, meeting.

2) Background:

SB 5290 amended the Local Project Review Act, Chapter 36.70B RCW in 2023, with the intent to increase the timeliness and predictability of local project review of development applications.

Following a briefing on September 24, 2024, and work sessions on October 8, 2024, and October 22, 2024, on the draft content of the ordinance, the Planning Commission conducted a hearing on the ordinance on November 12, 2024, to take public testimony and forward a recommendation of approval to the City Council, so that the amendments in the ordinance to meet state requirements become effective before the state mandated changes replace the existing City requirements on January 1, 2025.

At the conclusion of the hearing, the Planning Commission recommended that the ordinance move forward to the City Council for approval with conditions. The General Government Committee was briefed on the ordinance on November 13, 2024, and recommended that it move forward to City Council for approval on consideration.

3) Policy Support:

Land Use Goal LU-2: Ensure development takes place in an orderly and cost-efficient manner in order to best utilize available land and public services, conserve natural resources, protect critical areas, preserve open space, and reduce sprawl.

4) Alternatives:

☐ None.

5) Fiscal Notes:

Internally funded.

6) Attachments:

- A. Staff Report
- B. Ordinance No. O2024-005
- C. Presentation