

Programmatic EIS
WAC 197-11-192

Project Level EIS

Brinnon MPR Project Phases

Today
1/6/10
↓

1
Non-project
SEPA
analysis

2 **3** **4** **5**
Project-level SEPA SEIS

← Legislative

Legislative →

Administrative and
Quasi-judicial

Administrative Oversight
(with Legislative on
Consent Agenda)

Administrative

**Comprehensive
Plan
Amendments**

**Zoning
Changes JCC
Title 17
(Development
Regulations)**

**Applications for
Development
Permits**

**Build
Infrastructure and
Complete Plats**

**Building
Permits**

**Development
Agreements
(With
Proponent)**

**Pre-application
Conferences for
Development
Permits**

Phase 1

Type V (Legislative) Review

Planning Agency advises

BoCC decision (January 14, 2008)

Comprehensive Plan (CP)

Policy Guidance

Conceptual Master Plan

Change CP Land Use Map to one color for BMPR

Draft Environmental Impact Statement (DEIS)

Final Environmental Impact Statement (FEIS)

-Chapter 5: Mitigations

- Shellfish
- Water resources
- Transportation
- Rural character
- Public services
- Critical areas

Phase 2

Type V (Legislative)
UDC Amendment Review

PC Recommendation & BoCC decision
Supplemental Environmental Impact Statement (SEIS)

- Zoning Regulations
 - Zones (including open space and natural areas)
 - Bulk and dimension
 - Setbacks
 - Height
 - Impervious surfaces
 - Uses
 - Development standards
 - Zoning map (denoting zones with colors within BMPR)

- Development Agreement
 - Requirement to have MOUs
 - Land use and density
 - Goals and Objectives
 - Standards for review
 - Zoning
 - Critical areas
 - Stormwater
 - Platting standards
 - Water and sewer services
 - SEPA
 - County review
 - Vesting
 - Legal descriptions
 - Phasing elements and guidelines

Must be consistent with CP, Land Use Map, Adopting Ordinance & SEIS

Phase 3

Types I, II, and III (Administrative and Quasi-Judicial) Review
Administrative and Hearing Examiner Decisions

Applications for Development Permits

Plat/Binding Site Plan (BSP)

Forest Practice Class IV General “Conversion to another use” Permit

Shoreline Permits

Stormwater Permits

- Entire site
- Habitat plan

Water System Plan Approval (DOE and DOH)

Sewer Plan

Resort Plan Approval w/ construction-level detail

- Buffers
- Open space

Mitigations

Final Memoranda of Understanding (MOU's) w/ school, fire, etc.

Phase 4

Type III & IV Review (Administrative Oversight
with Legislative on Consent Agenda)
(**SEPA** completed at Phase 2)

Infrastructure Construction

- Roads
- Sewer
- Water
- Sewer treatment plant

Final Plat/ Binding Site Plan recorded

Phase 5

Type I (Administrative) Review
(Project-level **SEPA** Threshold Determination)

Building Permits

Construct Buildings