

Programmatic
EIS
WAC 197-11-192

Project Phases

Project Level
EIS

1

2

3

4

5

Non-project SEPA analysis

Project-level SEPA

← 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)

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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

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Phase 2

Type V (Legislative)

UDC Amendment Review

BoCC and PC decision

- 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, and Adopting Ordinance

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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)

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

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

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Phase 4

Type IV Review (Administrative Oversight
with Legislative on Consent Agenda)
(**SEPA** completed at Phase 3)

Infrastructure Construction

- Roads
- Sewer
- Water
- Sewer treatment plant

Final Plat/ Binding Site Plan recorded

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Phase 5

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

Building Permits

Construct Buildings