

Streamline Permitting SB 5290 Response

Study Session

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June 11, 2024



Direction

Consider directing staff to initiate work to implement changes resulting from the adoption of Senate Bill 5290, including initiating Land Use Code Amendments, modifications to permit timelines, and the implementation of three streamlining measures



Agenda

1. Background
2. Timeline Analysis
3. Streamlining Measures
4. Next Steps
5. Direction





Background

Continuous Improvement

1. Development Services Initiative
2. MyBuildingPermit.com
3. DS Line of Business
4. Mobile and Paperless Permitting
5. Customer Experience Program
6. Bellevue Development Committee



*Customer
Experience*

Virtual Permit Center

[Book an Appointment](#)

Welcome to MyBuildingPermit

One-stop portal for development service applications, inspection scheduling, permit status information, and tip sheets for government agencies.



Senate Bill 5290

Introduced in early 2023

- Amends Local Project Review Act (RCW 36.70B)
- Land Use and environmental permits
- Goal to create efficiencies and streamline permitting
- Mandatory permit review timelines
- Penalties requiring refunding of fees

Signed by Governor May 8, 2023

- Effective summer 2023 and beyond
- Department of Commerce lead role

Commerce Update

1. Developing guidance
 - Digital permitting work group
2. First deliverable – legislative report
 - Plan for trained staff to review residential permits
 - Key findings - staffing challenges, backlog, planning workload
3. Commerce recommendations
 - Resource strategies and consultant resource list
4. Future deliverables

Senate Bill 5290

Key Components – Procedural and Administrative

- Prohibits site plan review on interior alterations
- Requires clear submittal requirements
- Amends definition of project permit
- Amends requirements for permit application completeness
- Publish performance reports at local and state level



WASHINGTON STATE LEGISLATURE



Senate Bill 5290

Key Components – Policy Considerations

- Previous project permit shot clocks
 - **120 days** for project permits with exceptions
- New project permit default shot clocks
 - **65 days** when a public notice is not required
 - **100 days** when a public notice is required
 - **170 days** when public notice and public hearing required
- Fee refund penalty for not meeting shot clocks
- Adopt 3 streamlining measures to avoid fee refunds



WASHINGTON STATE LEGISLATURE





Timeline Analysis

Timeline Analysis

SB 5290 Analysis: 2021 – 2023 Permit Data

Project Permit Timeline Categories	Total Permits	% of Permits Meeting Default Shot Clocks
65 Days – No Public Notice	217	79%
100 Days – Public Notice	139	29%
170 Days – Public Hearing	2	0%
All Project Permits	358	59%

Findings

- Resource availability is a key component
- Special circumstances and complexity factors
- Framework based on public process only
- Factors outside of city control and unintended consequences
- Alignment with current process improvement efforts



Timeline Analysis

<i>Permit Types with Special Circumstances</i>		
Permit Type	City Median Timeline Calendar Days	Applicant Median Timeline Calendar Days
Design Reviews	456	119
Master Development Plans	421	172
Critical Areas Land Use Permits	173	184
Shoreline Substantial Development	138	209

Recommendation

- Move 4 of 24 permit types to 170-day bucket based on:
 - Special circumstances and complexity factors
 - Size and scope of large development projects
 - Permits with complex environmental conditions
 - Conditions outside of city control



Example Development Proposals

Major Projects

- Phased development
- Multiple high-rise towers
- Highly complex design



Projects in Sensitive Areas

- Wetlands/streams/shorelines
- Site-specific conditions
- Procedural complexities



Streamlining Measures

Background

- RCW 36.70B.160 provides 10 measures
- Implement three measures and avoid fee refunds
- Five-year performance evaluation

Recommend Implementing 3 Measures

- Reasonable fees per RCW 82.02.020
- Consultant contracts and supporting budget
- Budget contingent positions for quick response



Outreach & Engagement



Regional
Benchmarking
Cities & Counties



Project Webpage
Coming Soon



Internal work group
with SMEs



Statewide Digital Permitting
Workgroup
Jurisdictions & Bldg Industry



Bellevue
Development
Committee



MyBuildingPermit.com
Committees
17 Cities & Counties





Next Steps

Senate Bill 5290

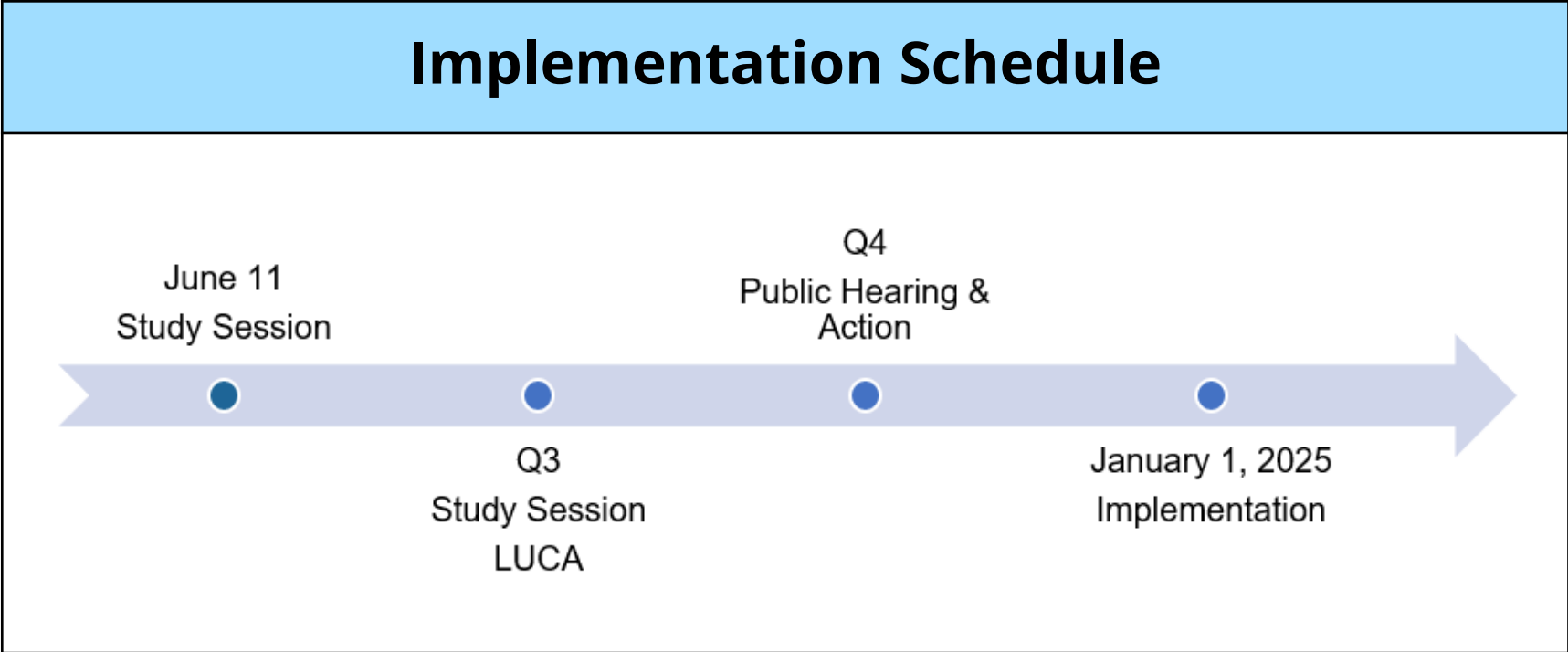
Next Steps

- Land Use Code Amendments
- Modify shot clocks
- Implement streamlining measures
- Continue process improvements commitments



Senate Bill 5290

Implementation Schedule



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