

STAFF MEASURE SUMMARY

Senate Committee On Environment and Natural Resources

Fiscal: No Fiscal Impact

Revenue: No Revenue Impact

Action Date: 05/18/15

Action: Do Pass The A-Eng Bill.

Meeting Dates: 05/18

Vote:

Yeas: 4 - Dembrow, Edwards, Olsen, Prozanski

Exc: 1 - Thomsen

Prepared By: Beth Reiley, Committee Administrator

WHAT THE MEASURE DOES:

Expands definition of expedited land division to include development that will result in development that either: creates enough lots or parcels to allow building residential units at 80 percent or more of maximum net density permitted by zoning designation; or will be sold or rented to households with incomes below 120 percent of median income for county. Requires local government to send written notice to applicant, within two weeks of receipt of application for division of land, if application meets requirements for expedited land division or local government has insufficient information to determine if application meets requirements. Requires that written notice include description of requirements and procedure for applying for expedited land division. Unless applicant requests different process, requires local government to use expedited land division process.

ISSUES DISCUSSED:

- History of expedited land division process
- Requirement that cities tell applicant if their applicant meets requirements for expedited land division
- Notice serves as reminder to developers that this is optional tool

EFFECT OF COMMITTEE AMENDMENT:

No amendment.

BACKGROUND:

Land development, whether for housing or other uses, usually requires a permit or approval from the city or county to ensure that the project complies with standards in the zoning code. Local planning decisions fall into one of four categories: ministerial review, expedited or limited review, quasi-judicial and legislative. Expedited land divisions are subject to standards that require very little judgement on the part of the city or county staff.