

**Ordinance 149
General Overview
(See Ordinance 149 for details)**

	Exemptions	BLA	Binding Site Plan (BSP)	Short Subd	Subdivision	Large Lot	Re-division
Applicability	Cemetery Condemnation Descent BSP Lease Special category > 10 acres (rural) One ≥ 5 acres (rural) >20 acres (remote) One ≥10 acres (remote)	Δ Lots Lines, No new lot created	No. subd. Commercial Industrial RV MH Park Lease	≤ 4 lots	≥5 lots	All lots ≥ 5 acres And ≥5 lots	Δ Of boundary post division
Review Process	DPA to DCD (letter) of exemption	DPA & survey to DCD (letter) of exemption	DPA (Type III) & BSP to DCD. Admin. Hearing	DPA (Type II) 1. Pre-app 2. Preliminary 3. Final	DPA (Type III) 1. Pre-app 2. Preliminary 3. Final	DPA (Type II) 1. Pre-app 2. Preliminary 3. Final	Underlying permit determines
Approval	DCD	DCD	DCD Administrator	DCD Admin. & Co. Eng.	Planning Commission BOCC Confirm. and/or appeal	DCD Administrator	DCD Admin as H. Examiner
Fees	DPA (+) \$25.00	DPA (+) \$25.00 BLA \$50.00	DPA (+) \$25.00 BSP \$300.00	DPA \$25.00 SS \$350.00 + \$25.00/lot CARL \$75.00 (SMP?) Septic/H ₂ O \$100.00 Roads \$40.00	DPA \$25.00 Subd \$350.00 + \$25.00/lot CARL/LADO \$75.00 SMP \$75.00 Septic/H ₂ O \$100.00 Roads \$40.00	DPA \$25.00 LL \$350.00 + \$25.00/lot CARL/LADO \$75.00 Septic/H ₂ O \$100.00 Roads \$40.00	DPA \$25.00 Re-division \$250.00 + \$25.00/lot
Appeals	BOCC	BOCC	BOCC	BOCC	BOCC	BOCC	BOCC
Roads	Determined at time of development	Determined at time of development	DCD Admin. with DPW recommend	Roads Stds	Roads Stds	Road Stds	Likely NA
Validity of Preliminary Approval	NA	NA	Set by Admin Hrg. Conditions	6 mos. with one 6 mos. extension	1 yr with one 6 mos. extension	6 mos. with one 6 mos. extension	NA

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Enforcement	141 (+)	141 (+)	141 (+)	141 (+)	141 (+)	141 (+)	141 (+)
Survey	No exception discretion of Administrator for Special Category exemptions	Yes, unless waived by Admin.	Yes	Yes if any lot ≤ 5 acres*	Yes	Yes	Depends
Vesting of development rights	Occurs when exemption is granted	When BLA is granted	When BSP is approved	See Noble Manor V. Pierce County 133Wn.2d 269 (1997)	See RCW 58.17.170	See RCW 58.17.170	Depends

*Unless cost > 10% property value of all lots > 5 acres.