

2x6 Working Group

September 20, 2024

- 1) Dave
 - a) Play fully and completely. Let's hash it out. It'll be ours when it's done
 - b) No bad questions, bad ideas
- 2) 2x6
 - a) Pre-con before issuance (and thereby any field work)
- 3) Consolidated review
 - a) Consolidated = Reviewing both permits within the same review (together)
 - i) Naturals – PBD/Plat
 - b) Concurrent = review of individual permits together
 - c) SDAP - NOIC if it doesn't contain our intake checklist items (90%+ design)
 - d) There is a point during LU where SDAP submittal seems prudent... LU firming up
 - e) **Consolidated Review** - permits moving at exactly the same time, both in and out at the same time
 - f) **Concurrent Review** - Moving together at times and hanging in the same space, but one may be halted while the other travels forward
- 4) Scenario 1 – 100% consolidated LU/SDAP
 - a) Large lot maybe, straightforward, smaller more rural
 - b) Starbucks example
 - c) Use inquiry/hourly to explore whether a good fit
 - d) If larger projects elected this, would the HE be comfortable reviewing 90% rather than conditioning for it. Staff has recommended approval....
 - e) Add staff condition that the extra detail must be approve?? Explore this more... pre-con condition?
 - f) Recall the LU has an appeal period (the SDAP is different)
- 5) Scenario 2 – concurrent LU/SDAP
 - a) On hold after first review
 - b) Conditions a required item in the info request
 - c) First cycle not conclusive
 - d) Reasonable to expect a comment back for LU conditions
 - e) Less need as PREP timelines improve
 - f) Or SDAP may be submitted after LU cycle 1
 - i) Informed by Cycle 1 of the land use review (and public/agency comments)
 - ii) 2x6 Administrator checks during appointment request whether LU in flight
 - iii) The 2nd LU intake is the 1st SDAP intake (same screening and Day 1 meeting)
- 6) Scenario 3 – BP/SDAP
 - a) If SDAP triggers SEPA – type 2. If not, Type 1 (65 days)
 - i) Type 1
 - (1) Both come in together
 - (2) Applicant knows ahead of time that the SDAP is needed

- (3) Applicant submits both
- (4) Intake screened together, cycle started together
- ii) SDAP Type 2 or 3
 - (1)
- b) Some commercial SDAPs are SEPA exempt, some shorelines too, Grading 2/3 SEPA trigger
- c) Scenario 5 – “blossoming LU”

This is where we stopped on scenarios

Reviewed kickoff meetings

Walked through SDAP-PPlat intake checklist as it is in Camino right now. Took notes in the PDF.

Thanks all!

Action items

1. Need easy signal for applicant to indicate progressive SG portal uploads for a resubmittal are all uploaded now and it's ready for resubmittal intake/screening.
2. Scenario 1 90% to the HE