



PREP 2x6

FAQs

The Department has utilized a phased approach to roll-out the new PREP 2x6 Review Process in 2025. Under the first phase certain Site Development Activity Permits (SDAPs), followed by Preliminary Plats and select Land Use permits. As of August 11th, 2025, all three phases are live. This FAQ will provide information and resources related to the 2x6 review process.

Q: WHAT IS PREP?

Permit Review Efficiency Plan (PREP) improves the permitting process, making it smoother and easier. These changes will mainly affect Land Use Permits, which will follow a new 2x6 Review Process. Learn more about PREP here: [Permit Review Process Improvement](#)

Q: WHAT IS 2x6?

The 2x6 review process is used for select Land Use and Site Development permits. It includes two review cycles, each lasting six weeks.

Q: WHAT PERMITS USE A 2x6 REVIEW?

As of August 11th, 2025, Phase 1, 2, and 3 are live. This means that select Site Development, Preliminary Plat, and Land Use permit applications submitted on or after this date will be a part of the 2x6 review process.

Q: HOW DO I KNOW IF I HAVE A 2x6 ELIGIBLE PERMIT?

Visit our [Permit Application Portal](#) and begin a submission. The portal will guide you to the right permit type. If you're still unsure what type of permit you need, you can [Contact Us](#).

Q: WHAT IS THE PREP REPORT TOOL?

The [PREP Report Tool](#), with the PREP Map, helps users find and research land in Kitsap County. It shows if a parcel has critical areas or environmental features using GIS data. The tool labels parcels as [Red, Yellow, or Green](#). This helps users know if they need extra reports, like Wetland, Geological, or Stream Reports, to develop the land. The PREP Report Tool can be helpful when:

- Submitting a Land Use Permit under the 2x6 Review Process
- Researching property for purchase or development and begin illustrating a draft of your project using Draw and Measure Tools
- For feasibility of development or purchase
- Indication of critical areas or environmental features that may require additional professional reports

Q: WHAT PERMITS WILL HAVE 2x6 REVIEW?

The following permits will be eligible for 2x6 review during the initial phases of 2x6-SDAPs & 2x6-Preliminary Plats:

Site Development Activity Permits

- SDAP-COMMERCIAL
- SDAP-GRADING 2
- SDAP-GRADING 3
- SDAP-LARGE LOT
- SDAP-LARGE SUB
- SDAP-OTHER
- SDAP-RIGHT OF WAY
- SDAP-SHORT SUB

Preliminary Plats

- PRELIMINARY LARGE LOT
- PRELIMINARY PLAT
- PRELIMINARY PLAT AMENDMENT MAJOR
- PRELIMINARY PLAT AMENDMENT MINOR
- PRELIMINARY SHORT PLAT
- PRELIMINARY SHORT PLAT AMENDMENT
- PERFORMANCE BASED DEVELOPMENT
- BINDING SITE PLAN

Land Use Permits

- ADMIN CUP
- ADMIN CUP - ADU
- ADMIN CUP - AG
- ADMIN CUP - SHORELINE
- ADMIN CUP - WIRELESS FACILITY
- CABR
- CUP
- CUP-ADU
- CUP-SHORELINE
- CUP-WIRELESS FACILITY
- CVAR
- HE VAR
- SEPA REVIEW
- SSDP
- SVAR
- ZVAR-ADMIN
- ZVAR-HE

Q: I'M APPLYING FOR A 2x6 ELIGIBLE SDAP, WHERE DO I START?

- Use the [PREP Report Tool](#) to check your property's [Red, Yellow, or Green status](#). This will tell you if you may need additional professional reports based on your property's unique features.
- Begin your application. You will be contacted via email regarding your scheduled Intake Screening Date.

Q: WHAT IS AN INTAKE SCREENING DATE AND HOW DO I SCHEDULE AND PREPARE FOR IT?

The Intake Screening Date is a required date that will be scheduled by DCD's 2x6 Coordinator. You will receive information about the next available Intake Screening Date once you have completed the "Anticipated Submittal Date" step within your application. Appointment The Intake Screening is an **internal** screening where the 2x6 Coordinator and review team will:

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<http://kcowa.us/dcd>

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- Review your proposed project and parcel
- Assess your uploaded Submittal Documents in the Permit Application Portal and ensure they are sufficient enough for review to begin.
- Confirm required reports or waivers for environmental features on your property

Set yourself up for success before your Intake Screening Date by considering the following:

- **OPTIONAL:** Schedule a [PREP Report Review Meeting](#) with a Land Use/Environmental Planner before your 2x6 Intake Screening (highly encouraged if your parcel is Red or Yellow).
- **Follow the [Submittal Success Guide](#)** to prepare submittal items and minimize returns, running the risk of missing a deadline.
- **Check your email** for your permit application and payment deadlines—missing these may result in rescheduling.

Q: WHAT HAPPENS IF I MISS THE DATES OUTLINED IN MY SCREENING INTAKE EMAIL?

Your Intake Screening Date will no longer be valid, and you will need to request a new Intake Screening Date when you're ready to proceed.

Q: WHAT HAPPENS IF I ALREADY HAVE A PERMIT SUBMITTED?

All existing SDAPs, Preliminary Plats, and Land Use permits submitted prior to the phased go live dates will be reviewed using standard review processes on initial submittals. Any re-submittals that fall on or after these dates will run through the existing review process.

Q: IF MY PERMIT IS NOT APPROVED ON 2ND CYCLE, WILL THERE BE A 3RD CYCLE?

To ensure compliance with timelines established under Senate Bill 5290, staff will review your permit application at the end of the second review cycle to see if it qualifies to proceed into a third cycle of review. If another round of review is needed, the third cycle will only cover minor edits — no significant changes. By the end of the third cycle, your permit will be approved, denied, or marked as cancelled.