



The Latimore Company, LLC

R/Y/G Working Group

Kitsap County DCD

September 27, 2024



R/Y/G: The New Process for Title 14 Applications

1. Parcel report (R/Y/G)
2. Intake checklist (with yellow/red section)
3. Waiver process
4. Inquiries/ask-a-tech
5. Intake screening, simple NOIC process
6. Review:

Review Step	R	Y	G
Environmental	Current Planning	Permit Tech (routed)	Permit Tech (at intake)
Residential Zoning	Current Planning	Permit Tech (routed)	Permit Tech (at intake) or routed, by type of app and tech discretion
Commercial			

7. Reformulated information request (clearly actionable list/checklist)
8. Resubmittal screening
9. Review



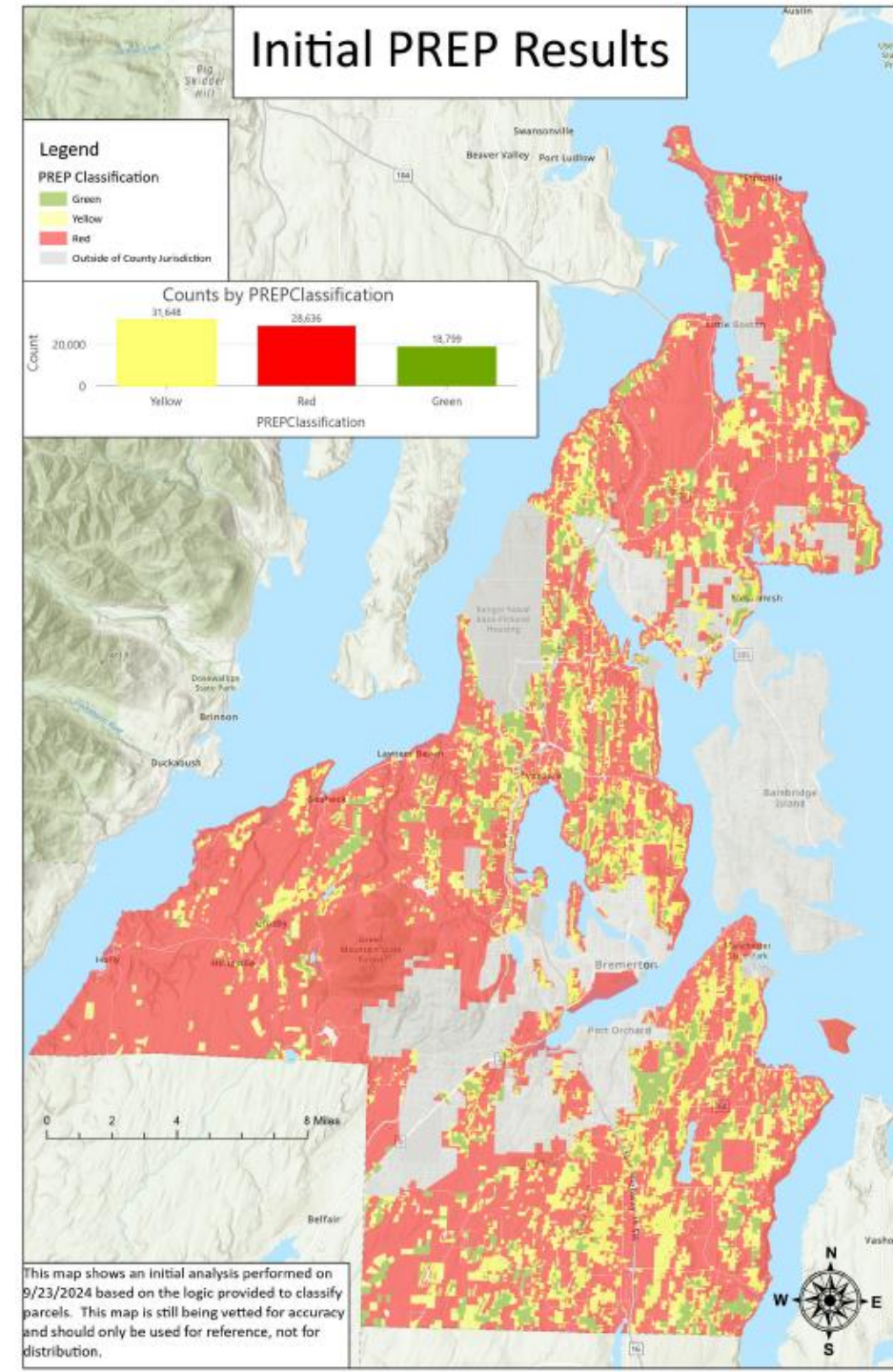
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First prototype R/Y/G view
of Kitsap County:



Adobe Acrobat
Document

Parcel Reports





Logic

- **Stream (any type)**
 - DCD version (DNR plus wild fish conservancy input). Based on old aerial photos, topos (also model-built)
 - Type U (dashed splines) in this layer too (100' buffer – non fish bearing assumption) Yellow if only buffer intersects parcel
 - County road layer helpful (stormwater layer)
 - Type F (season or perennial) – red
 - Type N (seasonal or perennial) – red if on a property
 - U red if on the property (buffer only is yellow)
 - Retyping procedure already in place: Site visit, conclusions, modification with DNR (DNR owns typing but low priority)
- **Stream Buffer (50' for Type Np/Ns/U; 150' for Type F)**
 - New CAO buffers – program as a %variable% so it can be edited (old code/new code). New code ~1Q25
 - Today: Ns/Np = 50'
 - U = 50' (not described in code currently)
 - F = 150'
 - Associated banks/slopes increase setback 25' (logic doesn't include this scenario... that's what consult covers)
 - Don't include 15' BSBL (include this in the brochure though)
- **Wetland**
 - Some applicant delineations have been captured in our maps, else NWI
 - Cannot determine category from the map alone
 - Feature on the parcel, red
 - Buffer only on the parcel, yellow, like streams. 300' buffer (conservative)
 - 2012 winter imagery best way to spot wetlands
- **Surface water**
 - Waterbodies layer. Less than 20 acres in size = treated as a stream. Over 20 acres: SMP
 - Use wetland layer for surface water. Therefore, 300' buffer
- **Hydric Soils**
 - Hydric soils study 1980, 1976
 - Feature on parcel, red. 300' buffer (yellow)
- Define green review



Logic

- **Geologic hazards**
 - One layer (erosion and landslide)
 - High
 - Moderate
 - Regardless high or moderate:
 - On parcel: red
 - Within 200': yellow
 - Yellow or red Geotech assessment
 - Geotech report also to address stormwater discharge
 - Seismic moderate hazard area (liquefaction) – yellow
 - Seismic high hazard area is a shallow fault line (yellow for the feature, no buffer)
 - Building code addresses this
 - Advise to check for a scarp line (add shaded relief 2017)
- **Flood Zone (all are red)**
 - A zone
 - Ae zone has known elevation
 - Velocity zone (shoreline situation)
 - No buffers
 - Requires elevation certificate
- **Timber (DNR) Moratorium (red while active)**
 - Recorded as a hold tag on the parcel (6 years)
 - Logging permits are not on parcel search
 - There is a DNR map of approved logging permits online (dates, etc., not published though)
 - When the moratorium is over, how is this removed?
 - Can query SG for moratorium hold tags (returns a list of parcels with active moratoria)



Logic

- **Shoreline Jurisdiction** (200' from OHWM, see parcel search layer)
 - 20cfs streams also part of the SMP
 - Natural shoreline (dk green) no development allowed
 - Rural conservancy (lt green)
 - Shoreline residential (brown)
 - If feature on the parcel – red



Logic

- **Priority Habitats and Species**
 - 19.300 (streams, surface water, wetlands) governs priority species review
 - Part of environmental step
 - These would be red already
- **Critical Aquifer Recharge Area**
 - Part of R/Y/G
- **Advisory layers (like zoning)**
 - Non R/Y/G yes link
 - Design District
 - View Protection Overlay
 - Minimum Density Requirements Minimum density should be addressed in the application and should not be cause to flag a parcel
 - Adjacent to Rural Wooded (RW) parcel [Note: would trigger a 100' setback]
 - Critical Drainage Area / Census Urbanized Area [Note: this does cover a larger area, but is also the trigger for engineered drainage plans, etc.]. Informs SDAP requirements. Stormwater worksheet.
 - WUI (once defined)
 - Significant trees (once defined)



Parcel Reports

Improving Predictability

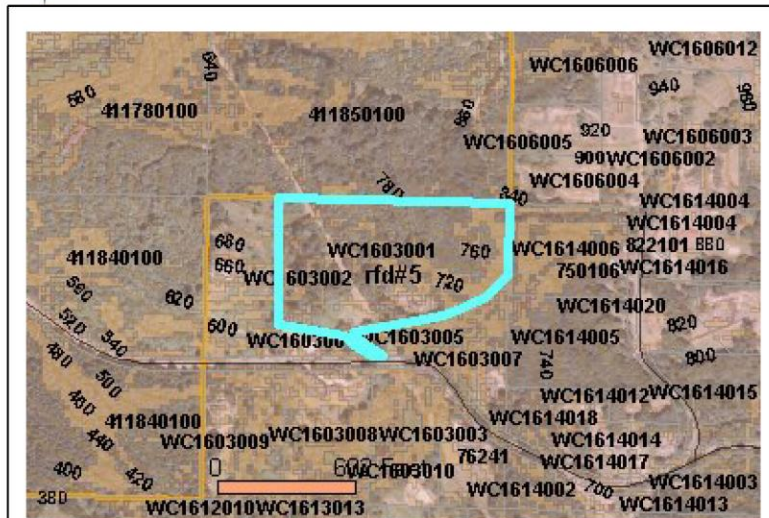
Ask a Tech Button



- Creates email to DCD inbox
- Subject: Red Parcel Report_PRXXXXXX
- Attach your sketch
- Type in your questions
- Queued for reply email and guidance



4/1/2009
 Cowlitz County Parcel Report
 Parcel Number: WC1603001
 Owner: DAVIS CHARLES W/T ANNE
 Situs: 1102 CHINA GARDEN RD , KALAMA 98625



Planning Clearance Information

Zoning & Comprehensive Plan

Zone(s)	None
Comprehensive Plan(s)	RR2
Subdivision	
Short Plat/Large Lot #	
Legal	SECT,TWN,RNG:16-6N-1W DESC: 16
Acres	11.78
Fire District	Yes
Critical Areas	
Type 1 Shoreline Stream	No
Type 2 Fish Bearing Stream	No
Type 3 Fish Bearing Stream	No
Type 4 Non Fish Perennial Stream	No
Type 5 Non Fish Seasonal Stream	No
Shoreline	No
Aquifer Recharge Area	No
NWI Wetlands	No
Hydric Soils	No
Highly Erosive Soils	No
Deep Seated Landslides	No
Deep Seated Landslide Scarps	No
Shallow Landslides	No
Sag Ponds	No
Potentially Unstable Slopes	No
Slopes 80%	Yes
Slopes 60-80%	Yes
Slopes 45-60%	Yes
Slopes 30-45%	Yes
100 Year Flood Plain	No
Heritage Areas	No
Fish & Wildlife	No
Volcanic Hazards	No
Ancient Landslide - Lynn Miller	No
Mine Hazards	No
Seismic Hazards	No
Mailing Address	PO BOX 841, KALAMA, WA 98625

Status: RED Brochure

Proceed to the Building and Planning Department for a Planning Clearance Review. You can access necessary forms from the online Site Plan Package. Planning Clearance may take up to 2 weeks time of application.

Disclaimer: Cowlitz County does not guarantee the accuracy, completeness, or usefulness of any an 'as is' basis without any warranty of any kind, expressed or implied, including but not limited to particular purpose, and assumes no responsibility for anyone's use of this information.

1. Red
Yellow
Green
Signals
Complexity
and Next Steps

2. Click to learn more.
Help you'll need.

3. Organizes
Inquiries

4. Organized
Project

"Hey I got this red parcel with slopes...."

- For the applicant
- Their team
- Their other agency interactions
- For staff



Scan at Counter to get on the same page quickly

- Residential permits (T14 at first)
- Platform for enhancements in the future



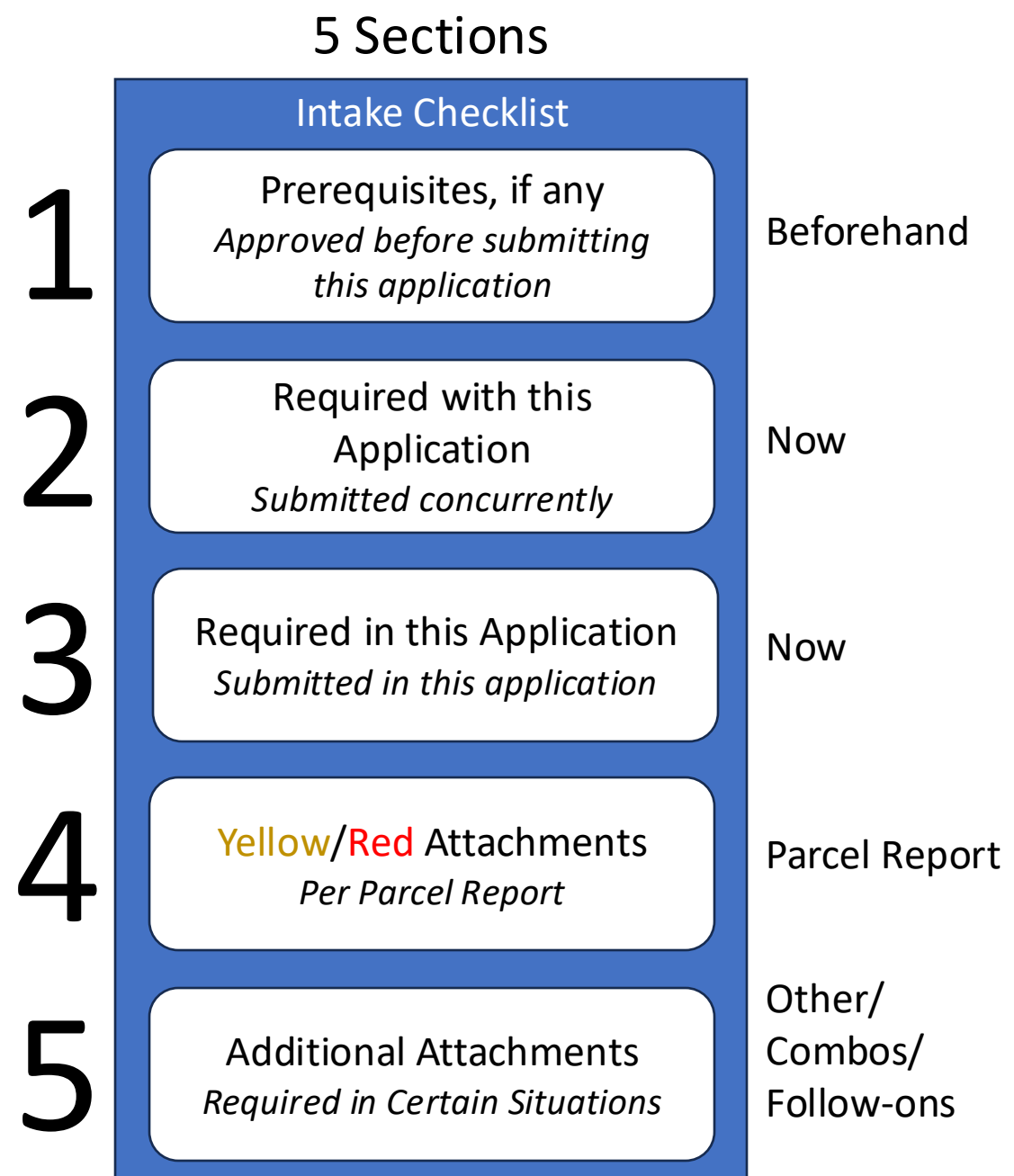
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Intake Checklists



R/Y/G Intake Checklists

- Number of checklists
 - Combos or one for each type
- Content (checklist items)
 - Basis of counter complete
 - If it's on the checklist we look at it during intake screening
 - Can have bulleted lists for guidance that don't themselves trigger NOIC if not found
- Yellow/red sections
- Camino wizard to help?
- Any
 - Naming conventions
 - Layering conventions
 - Cover sheet
 - Statements to include in reports
 - Worksheets





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Waivers



Waivers

- Parcel report is red, but:
 - It's all interior work (this checklist wouldn't have a red section)
 - There's no wetland/stream/slope on my property
 - It's far away from where I'm building
 - It's legal non-conforming in largely the same footprint
 - I'm building a garage and my current house is between it and the stream
 - Incorrectly mapped critical areas
 - If providing a report, can conclude it's not red anymore (lasts for 5 years)
 - Wetland letter: we visited site, we don't believe there is a wetland/stream on this property
 - Civil engineering is a current waiver – where does this fit in this? Get about one a day currently.
- Parcel report is yellow (inquiry/ask-a-tech)
 - Do I need this report?
 - Most yellows don't require a report, rather signal a report may be needed
- Proposed process
 - Decide in a meeting (15 min, consult, hourly, pre-app), or
 - Request via a form: auto-emails to queue for team of the day decision
 - Turnaround time? Define our procedure and gain a sense of workload first.
 - Approved waiver sent to requestor, uploaded by applicant in Camino instead of the report
- If a need for a waived report/analysis arises during review, info request for it.
 - Need clarity on what waiver means should the report be needed for review later, disclaimers
 - Pertain to R/Y/G, not other parts of the review process (like fire access)
- What constitutes a defensible waiver



Coming Next

- Earlier this week
 - DAG – basis of DCD timeline metrics, vesting
 - 2x6 Admin tool – design session
- Next 2 Fridays 10/4, 10/11
 - 10/4
 - R/Y/G continued
 - Meet like this or action items/small groups
 - 10/11
 - 2x6 continued
 - Meet like this or action items/small groups
- Then continue 2x6 SDAP on 10/18
- Coming soon
 - Parcel reports – first draft

Review and Administration

6. Appointment pairs
 - Capacity management
 - Selecting an intake appointment pair
 - Staff assignments
 - Dedicated review blocks
7. Notices and comment (community and agencies)
 - Outreach and formats (Type II, Type III)
 - Comment period, cutoff point to support 2x6
 - Agencies on board with new comment cutoff
 - Comments inbox, packaging for Planner
8. Review
 - DE (with new PW tasks), remaining PW role
 - Planning review (timed to comment period)
 - BFS review
 - Exploiting dedicated review blocks
 - Review checklists
 - 2x6 pace for PW and KPHD
9. Role of project lead, including escalations
10. Role of supervisor, manager
11. Status and tracking: 2x6 Admin Tool (PBI)
 - See every 2x6LU by day toward 42
 - Applicant visibility, inquiries (if any anymore)
 - Expiration management (held for another)
12. Weekly (Day 28) supervisor team meetings
 - Objective is to finish reviews in this week
 - Creating focus to keep reviews on track