

STEVENS COUNTY LAND SERVICES
PERMIT APPLICATION FOR
TYPE 5 LEGISLATIVE DECISIONS PER TITLE 3 SEC. 3.30.080

The following decisions, actions and permit applications require a Type 5 decision:

1. Area-Wide Rezones
2. Comprehensive Plan Amendments (text or map)
3. Land use code text amendments
4. Subarea plan adoption or amendment

Type 5 decisions are made by the Board of County Commissioners following a public hearing before the Planning Commission and broad public outreach.

Type 5 decisions require public notice as set forth in Sections 3.30.120 and 3.30.125. ***The applicant will be billed directly by the County's official newspaper for the legal notice(s) placed in the paper.***

Fees for County land use applications must be paid at the time of submittal. Fees are established by resolution of the Board of County Commissioners. You may contact the Land Services office for the fee schedule or view it online at the Land Services website at www.co.stevens.wa.us/landservices. Any person with a Type 5 proposal shall also pay the cost of environmental review and studies under SEPA for proposed amendments with probable significant adverse environmental impacts that have not been previously analyzed.

The process for the procedures for any Type 5 decision is outlined in the Stevens County Code Section 3.31.

A Type 5 decision from the Board of County Commissioners is a final decision, but may be reviewable by filing a petition for review with the Growth Management Hearings Board in Accordance with RCW 36.70A.290, except as otherwise provided by law.

Pre-application conferences are available for any project type but are required for Type 5 applications. A pre-application conference is a meeting between County staff and a project proponent that takes place before any application is made to the County for project approval. The purpose of a pre-application conference is to provide both the County staff and the applicant with an understanding and overview of:

- The county requirements applicable to the project and interpretation of the applicable rules and regulations;
- Any major areas of concerns the various County departments may have regarding the proposal;
- Basic design concepts of the proposal; and
- Helpful hints on preventing delays.

A Type 5 decision is subject to the following appeal process:

- Appeal of the Board decision is to the Eastern Washington Growth Management Hearings Board within 60 days of the date of publication of that decision.
- There is no administrative SEPA appeal. SEPA determinations/decisions associated with Type 5 applications may be appealed to the Eastern Washington Growth Management Hearings Board along with the underlying decision.

Submittal or "Fast Track" appointments are also available for some Type 5 applications such as Land Use Code Text Amendments. When you are ready to submit your application, contact the Land Services - Planning Division office to set up a submittal or "Fast Track" appointment (appointments must be made at least two working days in advance). You will get paired with the planner who will be processing your application. You will be able to ask questions, review your application materials with our staff and know that day if your project is complete for the purposes of processing. This process speeds up the permitting process and will get you acquainted with your primary project contact.