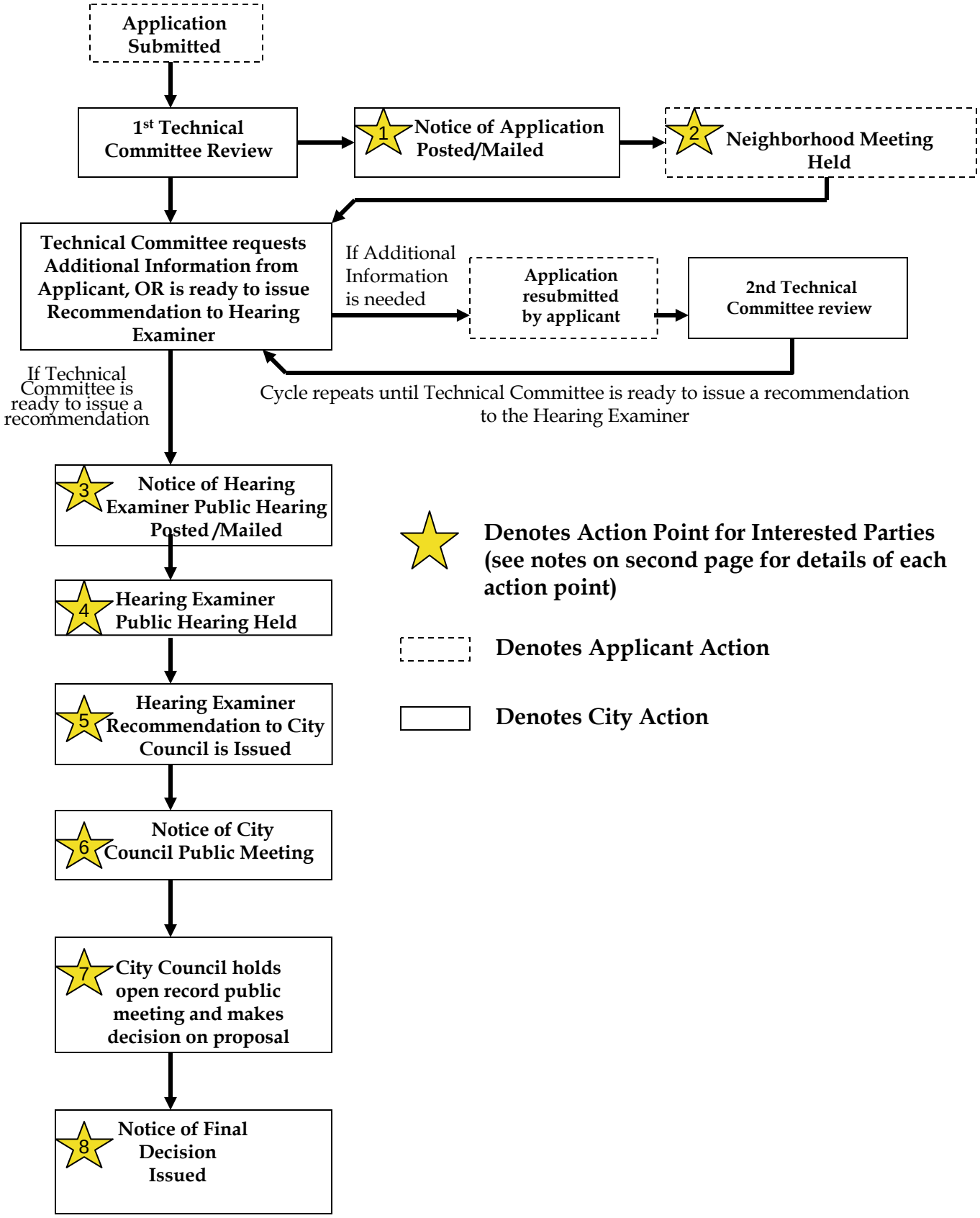
Process Flow Chart for:
Master Planned Residential Developments (MPRD) and Planned Residential Developments (PRD)

MPRD's and PRDs follow the Type IV Process which includes a public hearing before the Hearing Examiner, who in turn makes a recommendation to the City Council.
The City Council is the final decision maker.


Application Submitted
1st Technical Committee Review
1
Notice of Application Posted/Mailed
2
Neighborhood Meeting Held
Technical Committee requests Additional Information from Applicant, OR is ready to issue Recommendation to Hearing Examiner
If Additional Information is needed
Application resubmitted by applicant
2nd Technical Committee review
Cycle repeats until Technical Committee is ready to issue a recommendation to the Hearing Examiner
If Technical Committee is ready to issue a recommendation
3
Notice of Hearing Examiner Public Hearing Posted /Mailed
4
Hearing Examiner Public Hearing Held
5
Hearing Examiner Recommendation to City Council is Issued
6
Notice of City Council Public Meeting
7
City Council holds open record public meeting and makes decision on proposal
8
Notice of Final Decision Issued
Denotes Action Point for Interested Parties (see notes on second page for details of each action point)
Denotes Applicant Action
Denotes City Action

★ *Notes on Participation Points 1-8*

#1- Notice of Application (completed within 14 days of application):
Sent to: Applicant, property owners and residents within 500 feet
Posted: On site, City Hall, Library, Internet.
Who May Participate? Any interested party may submit comments prior to or at hearing to establish themselves as Party of Record. Interested parties must become a Party of Record to reserve right to request reconsideration of Hearing Examiner's Recommendation. Although comments are accepted up until close of public hearing, submittal of comments during the 21 day comment period is encouraged to allow staff and/or the applicant to incorporate changes as early in the design process as possible.

#2-Neighborhood Meeting (meeting notice sent 21 days in advance of meeting):
Sent to: Applicant, property owners/residents within 500 feet, as well as Parties of Record.
Posted: On site, City Hall, Library
Who May Participate? Any interested party may participate. Those who participate establish themselves as a Party of Record, but meeting attendance is not required to be a Party of Record if comments are submitted prior to or at the public hearing

#3-Notice of Public Hearing (sent 21 days in advance of hearing):
Sent to: Applicant, property owners/residents within 500 feet and any Parties of Record
Posted: On site (large white sign), City Hall, Library, Internet, published in paper
Who May Participate? Any person may participate. Any person who has already submitted comments up until this point are established as a Party of Record and are considered participants of the hearing. Others who have not submitted comments, must submit comments prior to or at hearing in order to establish themselves as a Party of Record. Only Parties of Record have the right to request reconsideration of the Hearing Examiner's recommendation to City Council

#4-Public Hearing:
Who May Participate? Any person may participate and establish themselves as a Party of Record by submitting written comments prior to hearing, submitting written comments at hearing or making oral comments at hearing. Interested parties must have submitted comments prior to or at hearing in order to establish themselves as a Party of Record and reserve their right to request reconsideration of the Hearing Examiner's recommendation.

#5- Hearing Examiner Recommendation issued:
When: The recommendation is issued within 14 calendar days after hearing.
Who receives the recommendation? Only the Applicant and Parties of Record will receive the recommendation
Who can request reconsideration? The Applicant, and any Party of Record may request reconsideration within 10 business days.
What if a Party of Record requests reconsideration? If reconsideration is requested, the Hearing Examiner, shall, within 14 days, either deny the request, issue a revised decision, or call for an additional public hearing. The response to the request for reconsideration will be sent to all Parties of Record.

#6-Notice of City Council Public Meeting (sent 21 days prior to meeting):
Sent to: Applicant and Parties of Record.
When Posted: If known at the time of the Hearing Examiner's recommendation it will be included in the Recommendation. Otherwise 21 days prior to the Council Meeting.

#7-City Council Closed Record Public Meeting:
Who May Participate? There is no restriction as to who may address the Council (regardless of whether you are a Party of Record), except that each side (proponent and opponent) has 10 minutes each to address the Council and each side is limited to one speaker.

#8-Notice of Final Decision (typically sent within 14 days after City Council decision):
Sent to: Applicant and Parties of Record
Appeal Provision: The decision of the City Council is appealable to King County Superior Court within 21 days from issuance of Notice. To have standing to appeal, one must meet the criteria under the Land Use Petition Act (L.U.P.A.).