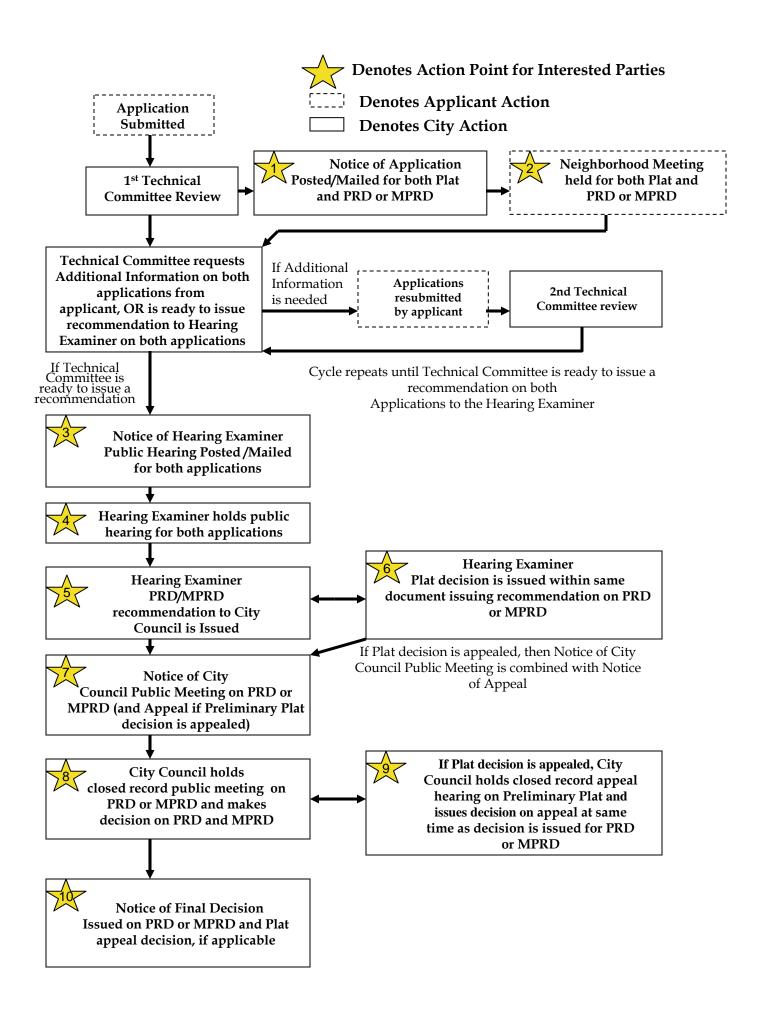
### **Process Flow Chart for:**

Preliminary Plat when processed concurrently with a Master Planned Residential Development (MPRD) or Planned Residential Development (PRD)

Preliminary Plats follow the Type III process (Hearing Examiner Public Hearing, Hearing Examiner issues decision). MPRDs and PRDs follow the Type IV Process (Hearing Examiner Public Hearing, Hearing Examiner Recommendation to City Council, City Council issues decision). Both processes (III and IV) require a public hearing therefore the public hearings are combined. However the Hearing Examiner issues a decision on the Preliminary Plat, while simultaneously issuing a recommendation to the City Council for the PRD or MPRD.







### #1- Notice of Application for Plat and MPRD or PRD (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. You must become a Party of Record to reserve right to request reconsideration of Hearing Examiner's Decision on the Plat or his/her recommendation to the Council on the PRD or MPRD. <u>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.</u>

### #2-Neighborhood Meeting for Plat and PRD or MPRD (notice sent 21 days in advance of meeting):

Sent to: Applicant, property owners and 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 become a Party of Record if comments are submitted prior to or at 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 on the PRD or MPRD or his/her decision on the Preliminary Plat

#### #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 on the PRD/MPRD or his/her decision on the Preliminary Plat.

### #5- Hearing Examiner Recommendation on PRD or MPRD is issued:

When: The recommendation is issued within 14 calendar days after hearing together with the decision on the Plat. Who receives the recommendation? Applicant and Parties of Record

Who can request reconsideration? Parties of Record may request reconsideration within 10 business days.

What if a Party of Record requests reconsideration? The Hearing Examiner, shall, within 14 days, either deny the request, issue a revised recommendation, or call for an additional public hearing. The response to the request for

# reconsideration will be sent to all Parties of Record. #6-Hearing Examiner Plat Decision is issued:

When: The Decision is issued within 14 days after hearing, together with the recommendation on the PRD or MPRD Who receives the decision? Applicant and Parties of Record.

Who can request reconsideration or appeal? Parties of record may request reconsideration or appeal within 10 business days What if a Party of Record requests reconsideration? The Hearing Examiner, shall, within 14 days either deny the request, issue a revised decision, or call for an additional public hearing. A final decision on the Preliminary Plat will be sent to all Parties of Record. This final decision on the Plat may be appealed to the City Council.

## #7-Notice of City Council Public Meeting for PRD or MPRD (notice of Preliminary Plat Appeal hearing is included if Hearing Examiner's Decision on the Plat is appealed)

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.

### #8-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.

### #9-City Council Closed Record Appeal Hearing on Plat Decision (only if Plat decision is appealed):

**Who May Participate?** The applicant, the applicable department Director or their representatives of These parties.

# #10-Notice of MPRD/PRD Final Decision and Decision on Plat Appeal, if any (typically sent within 14 days after City Council decision):

Sent to: Applicant and Parties of Record

**Appeal Provision:** The final decision on the PRD or MPRD and decision on the Preliminary Plat appeal (if appealed are 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.).