

Site development permits are governed by Section 15.45 of the Hunts Point Municipal Code (HPMC). This permit regulates excavation, grading, site drainage, landscaping, utility or sprinkler system installation, or any other site work, unless exempted hereinafter, without first obtaining a site development permit; provided, that a site development permit shall also be required for any exempt work if in the opinion of the building official, town engineer, or town arborist, the total scope of exempted site work makes periodic review by town officials necessary or site drainage and erosion control measures are required or if the work will remove, destroy, damage, or impair the viability of any regulated vegetation and; provided, further, that if a permit is required, all site work relative to the project shall be included therein whether or not exempt hereinafter.

Process:

Pre-application Conference

A pre-application conference with the Building Services Department is encouraged prior to submittal of a site development permit application.

Submittal

An applicant shall provide all of the information on the submittal checklist.

SEPA Procedure

If a project does not meet the categorical level set by HPMC 16.05.100, then a SEPA is required. After SEPA determination, there is a 15-day SEPA comment period, followed by a 14-day appeal period. Appeals shall be conducted for a SEPA determination pursuant to HPMC 16.05.290.

Criteria for Approval

The site development permit will be approved if the applicant demonstrates consistency with Chapter 15.45 HPMC.

Applicable Code Titles

- Hunts Point Municipal Code (HPMC) HPMC Title 3, Revenue & Finances
- HPMC Title 8, Health and Safety
- HPMC Title 11, Planning and Development (Comprehensive Plan and Permit Process)
- HPMC Title 12, Public Ways
- HPMC Title 15, Building and Construction (Uniform Building Code)
- HPMC Title 16, Environment (Sensitive Area Ordinance)
- HPMC Title 18, Zoning

Expiration of Permit

This permit expires 540 calendar days from the date of issue or if substantial work has not begun or if at any time after issuance the work is suspended or abandoned for 180 days.

Fees

See fee schedule



Town Hall, 3000 Hunts Point Road, Hunts Point, WA 98004-1121. Phone 425.455.1834, FAX 425.454.4586. Permit intake and issuance hours are Tuesday and Thursday, 8am-12pm and 1pm-5pm. Building Services Department 425.455.1834.