**120 DAY LIMITATION FOR CITY ACTION**

**CONSOLIDATED LAND USE PERMIT REVIEW PROCESS**

**City of Orting, Washington**

**City Council Meeting**

(Action on ordinance/

resolution and for Closed

record hearing on appeal)

**SEPA Threshold**

**Determination**

**Application**

**Submittal**

**Notice of**

**Decision**

**Open Record Hearing**

(Planning Commission or Hearings

Examiner holds public hearing using

Technical Review Committee report

and SEPA review results)

Optional Council Study Session

(Information review only)

**Declaration of Significance**

EIS must be prepared

(Clock stops until SEPA process is completed)

**Technical Review Committee**

**Conference**

(Staff assesses proposal consistency with

Adopted plans, policies, regulations, and

Environmental impact significance)

**Declaration of Non-Significance**

Or Mitigated DNS

**Notice of Application**

(Published TNT, Website, posted on site/14-30 day comment period)

**Letter of Completeness**

(14 days after City

receives

complete application)

**Incomplete Application**

(Applicant directed

To supply additional

Information)

**Informal**

**Preapplication**

**Meeting**

(Applicant meets with City to discuss general intent)

**Formal Preapplication**

**Conference**

(Technical Review Committee

Defines application requirements

And reviews procedures)