

Concept	Rationale	Possible under PEA	Location in Original Proposal	PC Rec?
<b>Department and PC Structure</b>				
1. Repeal 1961 resolution establishing PDS dept and PC and then codify in SCC Titles 2 and 14	Code is better than resolutions, which are harder to find. Existing resolution is already partially codified and conflicts with SCC 14.02.	✓	Ord. Sections 1, 2 & 5	
2. Re-establish PDS department and PC	Required to reset PC terms in a staggered manner.	✓	Ord. Section 4	
3. Re-establish PDS/PC without Planning Enabling Act (PEA)	Required to implement any provision not possible under PEA and to simplify applicable state land use planning law.	N/A	Ord. Section 4	
<b>PC Terms</b>				
4. Set PC terms begin on a new defined start date	Current terms do not begin on same date. Reboot required.	✓	14.02.100(5)(a)	
5. Set PC terms to last three years instead of four	3-year terms allow predictable turnover and opportunity to apply: one appointment per district every year.	Not Possible	14.02.100(5)(b)	
6. Restagger Planning Commissioner terms	Over time, errors in appointment resolutions have unstaggered the terms so many PC terms expire simultaneously. Reboot required.	✓	Ord. Section 2, 4	
<b>PC Appointments</b>				
7. PC nominations are made by the district commissioner	Makes code match current practice.	Rewrite Required	14.02.110(1)	
8. PC appointments must be advertised every year	Ensures that the community is aware of PC vacancies and establishes a pool of potential applicants.	✓	14.02.110(1)(a)	
9. PC nominations must be made within 90 days of the vacancy	Helps ensure that the PC is filled at all times.	Rewrite Required	14.02.110(1)(b)	
10. Board should appoint PC members that represent the diverse interests of the county, free of conflicts of interest, and able to receive electronic materials	Provides guidance to Board in appointments.	✓	14.02.110(3)	
<b>PC Procedures</b>				
11. Repeal PC bylaws	Bylaws need to be rewritten for consistency with new code	✓	Ord. Section 3	
12. Allows PC to adopt bylaws without consent of Board	Provides greater authority to PC to manage its meetings	✓	14.02.130(1)	
13. Adopts Roberts Rules of Order for PC	Provides a procedural baseline for bylaws	✓	14.02.130(1)	
14. Codifies PC duties and officers;	Codifies existing practice; provides a baseline for bylaws and puts PC on notice for compliance with OPMA, PRA, etc	✓	14.02.120(1) and .140(1)	
15. Designates Planning Director as PC secretary	Codifies existing practice	Not Possible	14.02.120(2)	
16. Codifies conflict of interest prohibition	Provides a baseline for bylaw provisions	✓	14.02.140(2)	
17. Requires annual PC training	Planning law is complex and evolving	✓	14.02.140(1)(c)	
<b>Planning Legislation — Initiation</b>				
18. Requires Board approval of legislative planning proposals	Makes usual practice mandatory and ensures PDS acts only with direction from Board of Commissioners	✓	14.08.060(1)	
19. Make docketing exceptions consistent with GMA	Replace existing list of docketing exceptions with ref to statute	✓	14.08.050	
20. Allow any person to suggest development regulation amendments	Required by GMA	✓	14.08.060(2)	✓
<b>Planning Legislation — Public Participation</b>				
21. Requires early notice of new planning legislation	Publishing notice on website when Department begins the process of writing planning legislation enables early and continuous public participation as required by GMA.	✓	14.08.070(2)	✓
22. Requires initial consultation with PC at beginning of planning legislation process	Allows Dept to include PC's requested options	✓	14.08.070(3)	✓
23. Requires planning legislative proposals to include options for the PC	Allows proposal to move forward after PC hearing without restarting public process to accommodate PC changes	✓	14.08.070(4)	✓
24. Require specific content in staff report	Existing code text difficult to read and incomplete	✓	14.08.070(5)	✓
25. Requires public notice to include e-mail and web notice	Electronic notice not currently required	✓	14.08.210	✓
26. Requires 30-day initial comment period	Change suggested by Planning Commission	✓	14.08.220	
27. Require 15-business day notice for written comment period and public hearings	More recent change suggested by Planning Commission	✓	PC-generated	✓
28. Consolidated end date of written comment period with public hearing	Standardize end of comment period for predictability; recent suggestion is to extend two days beyond public hearing	✓	14.08.220(1)(b)	✓
29. Remove requirement to appoint a CAC for subarea plans	BOCC hasn't always done this although it's been required, e.g. Guemes	✓	14.08.230(2)	
30. Allows Planning Commission to continue a public hearing.	Was not previously explicitly allowed, although the PC has done it in practice.	✓	14.08.080(1)	
31. Allows Planning Commission to request another public hearing.	Was not previously allowed, although the question has come up before.	✓	14.08.080(2)	
32. Codifies rules for public hearings	No rules in existing code	✓	14.08.220(2)	✓
33. Clarifies process for Board consideration (without changing it substantively).	Deletes lengthy duplicate text. Attempts to harmonize PEA provisions with GMA requirements.	◀ See Note	14.08.090	
34. Clarifies text concerning appeals	Important to clearly state that the County does not offer an appeal from legislative decisions	✓	14.08.110	