

Patti Papetti

From: Ali Taysi <ali@avtplanning.com>
Sent: Monday, November 11, 2024 8:57 PM
To: City of Ferndale Comments
Subject: 2025 Comprehensive Plan Update - Critical Areas and Application Procedures code updates AVT Comment

EXTERNAL EMAIL

Hello,

Thank you for sharing the draft code sections for the CAO and Application Procedures updates you are working on. I have reviewed the drafts and have no comments on the CAO.

On the App procedures, I want to comment on 14.07.010, new subsection E. This section requires the higher typed permit to be decided before lower typed permits if permit review is not consolidated. I believe this is the opposite of how it should be done. I have worked in jurisdictions that approach this in each way. I have found that when the lower type permits are decided first, it makes for a better, smoother, and more transparent review process. For example, if a Type II permit (administrative decision like a site plan review) and a Type III permit (CUP or Plat) are both part of a project. If you decide the admin permits first, then at the Hearing for the Type III permits you can indicate to the public and the HEX that the lower permits have been approved and not appealed, and you can also remove these items from his or her purview. Since they are not legally the purview of the HEX, it confuses things and makes it harder for the HEX and public to understand what is up for review. People will comment on elements of the project that are not relevant to the Type III decision, and then wonder why they were not addressed. Limiting the HEX review to the minimum necessary to be in their purview is consistent with providing the most efficient process and also the least bureaucratic and risky for an applicant. I would encourage the City to flip this code and indicate that lower type permits will be decided prior to higher type permits.

Other than this one comment I have no other comments on the process.

Thank you for allowing us to participate.

Ali

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Principal

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