

## CHAPTER XX.22 CONCURRENCY MANAGEMENT

### Sections:

- xx.22.010 Purpose.**
- xx.22.020 Applicability.**
- xx.22.030 Transportation Concurrency Review Procedures.**
- xx.22.040 Transportation Concurrency Mitigation Methods.**
- xx.22.050 Utility Concurrency Management.**

**xx.22.010 Purpose.** The purpose of this Chapter is to ensure that adequate public facilities are available when the impacts of development occur. This means that facilities will have the capacity to serve development without decreasing levels of service below locally established minimums, and that the facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time.

**xx.22.020 Applicability.** All proposed projects or development activities must be reviewed for transportation and utility concurrency, provided that the County may establish an expedited concurrency review process for activities that do not meet SEPA Thresholds.

**xx.22.030 Transportation Concurrency Review Procedures.** The County shall utilize the following procedures for evaluating all projects or development activities for concurrency, unless the Applicant is otherwise noted in writing notified:

#### A. Certificate of Concurrency.

1. The County shall complete a transportation concurrency evaluation at the time a development permit is applied for or during the course of permit review. The review shall conclude with a determination that the proposed project meets the level of service standards whereby a Certificate of Concurrency shall be issued and attached or incorporated to the development permit approval. When a project is determined to have not passed level of service standards the Certificate of Concurrency shall be conditioned in a manner that satisfies the requirements of this Chapter, or the project shall not be approved.
2. The Applicant shall provide the County with all information necessary to complete the concurrency evaluation on the proposed development. It shall be the responsibility of the Applicant to provide studies, surveys, traffic counts, engineering review or any other items determined to be necessary for an accurate concurrency evaluation.
3. A Certificate of Concurrency shall be accorded the same terms and conditions as those for the underlying development permit. If a development permit time line is extended the certificate shall also be extended for the same time duration. A Certificate of

**Commented [GS1]:** Has this been done in the past? I searched for this type of document in the database and was unable to find one and I don't see where it's required in State code. This will be done during project review regardless of whether or not an actual certificate is generated, so I question the need for additional paperwork and dedication of staff time. We may want to strike this requirement.

Concurrency shall be valid only for the development permit approved for the same parcel and may be transferable to any new owner(s) of the parcel to which it was issued.

4. A Certificate of Concurrency shall apply only to the specific land uses, densities, intensities and project described in the application and project permit. A concurrency certificate is valid for any modification of the permits for which the certificate was issued so long as such modification does not require the Applicant to obtain a new project permit.

B. Traffic Impact Calculations.

1. Trip Generation. Traffic calculations shall be based on the trip generation average described within the latest available edition of the Institute of Transportation Engineers (ITE) trip generation manual for the particular type and extent of the development being proposed.
2. Concurrency Test. The projected number of trips generated by a proposed development shall be subtracted from existing or new transportation capacity of the impacted transportation facility. If projected demand is less than available capacity the project is not ~~adverse~~adverse to level of service standards and shall be issued a Certificate of Concurrency.

**xx.22.040 Transportation Concurrency Mitigation Methods.** The County shall use the following procedures and criteria to review and approve the adequacy of mitigation methods unless the Applicant is otherwise notified in writing:

- A. If mitigation is determined necessary to maintain level of service standards for an impacted transportation facility the Applicant may choose among the following actions subject to County review and approval:
  1. Reduce the size of the project until levels of service standards are met;
  2. Enter into a legally binding development agreement with the County whereby all required improvements will be constructed and completed within six years of the development approval date which also ~~insures~~insures that the financing will be available to pay for the improvements;
  3. Be subject to a development approval conditioned that the required improvements be completed prior to the issuance of building permits, final plat or site plan approvals associated with the development;
  4. Propose transportation demand management strategies to reduce vehicle trips generated by the project development; or

5. Await the County's completion of mitigating improvements if such improvements are underway or planned as part of the County's six-year transportation improvement plan; or
6. Any combination of the above.

B. Acceptable impact mitigation requires a finding of the following:

1. The mitigation contributes to transportation facility performance and established level of service standards;
2. The mitigation is consistent with the County's Comprehensive Plan;
3. Any improvements to an intersection or roadway do not shift traffic to residential areas or to other intersections where there is no mitigation being proposed;
4. Any adverse environmental impacts of the facility improvements may be reasonably minimized or eliminated; and
5. The improvements are consistent with the County's engineering standards.

**xx.22.050 Utility Concurrency Management.** All Applicants shall submit, subject to County review and approval, documentation that adequate provisions have been made to ensure that public facilities are in place or can reasonably be provided to serve the proposed development. This shall include but is not limited to; fire and emergency medical services, law enforcement, electrical service, water and sewer, and public health facilities.

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