



STORMWATER MANAGEMENT POLICY

Effective Date: 03/09/21
New
See Also:

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Approved by Director of Public Works: JAR
Annual Review By: EGS

POL 27.20 COMMON PLAN OF DEVELOPMENT or SALE

This policy establishes the specifications and timeline for a Common Plan of Development or Sale.

1. Definition

A Common Plan of Development or Sale is defined as “*A site where multiple separate and distinct construction activities may be taking place at different times on different schedules and/or by different contractors, but still under a single plan,*” per Washington State Department of Ecology’s 2012\14 [Stormwater Management Manual for Western Washington](#), as amended in December 2014. In addition, “*If the project is part of a common plan of development or sale, the disturbed area of the entire plan must be used in determining permit requirements.*”

2. Examples of land use permits constituting a Common Plan of Development or Sale include but are not limited to:

1. Plats
2. Short Plats
3. Boundary Line Adjustments of multiple lots
4. Commercial or multifamily developments on contiguous lots
5. Commercial or Multifamily developments sharing facilities such as parking, etc.

3. Schedule

Development of or on contiguous lots under a common plan or common ownership interest within a five (5) year period constitutes a Common Plan of Development or Sale for the purposes of the application of stormwater requirements for the project(s).

4. Separation of ownership does not preclude definition of a Common Plan of Development or Sale

Separation of ownership of contiguous lots into multiple holding companies with the similar ownership interests does not preclude the project being a Common Plan of Development or Sale under this policy.