Initiative to install a Hearing Examiner Process
City of Lynden ~ 2020

REVIEWING ENTITY	APPLICATION	REVIEW PROCESS – **PROPOSED IN ORD 1615**
CITY ADMINISTRATOR, DEPARTMENT DIRECTORS, BUILDING OFFICIAL	Administrative Interpretations; Lot Line Adjustments; SEPA Determinations; Short Plats; Home Occupation Permits; Building Permits; Dangerous Dogs	DECISION → APPEAL PROCESS: Appeal of Decision → HEARING EXAMINER → Appeal of Decision → SUPERIOR COURT
PLANNING COMMISSION (PC)	Legislative Items; Long Plats; PRDs; CUPs; Binding Site Plans; Site Specific Rezones and Comprehensive Plan Amendments; Shoreline Permits and Variances Associated with above applications; Remands	Appeal of Shoreline Decisions go to the STATE SHORELINE HEARINGS BOARD for final decision RECOMMENDATION
CITY COUNCIL	Land Use Applications with PC Recommendations; Vacation of ROW; Revocation or Modification of existing Permits or Approvals; Legislative Items; Some Appeals	DECISION → APPEAL PROCESS: Appeal of Decision → SUPERIOR COURT
HEARING EXAMINER	Variances (except Design Review); Most Appeals including SEPA Appeals; Shoreline Permits not associated with another land use applications. Eliminates need for Board of Adjustment and Board of Appeals	DECISION → APPEAL PROCESS: Appeal of Decision → CITY COUNCIL (except Shoreline appeals) → Appeal of Decision → SUPERIOR COURT Appeal of Decision → Appeal of Shoreline Decisions go to the STATE SHORELINE HEARINGS BOARD for final decision
DESIGN REVIEW BOARD (DRB)	Design Review of: Commercial and Multi-Family Sites; Detached ADUs; Signs; Design Standards Variances	DECISION → APPEAL PROCESS: Appeal of Decision → CITY COUNCIL → Appeal of Decision → SUPERIOR COURT