

	A	B	C	D
1	Land Use Application	Title & Section	Current Approval Process	Proposed
2	Variance from Development Stds when such request do not include another development permit application.	Chapter 17.03.030	<u>City council</u> in open record hearing.	
3	Appeal of Design Review Board Decision (see also appeal matrix).	Chapter 17.03.030	<u>City council</u> in closed record hearing.	
4	Petition for the vacation of ROW	Chapter 17.03.030	<u>City council</u> in open record hearing.	
5	Revocation or modification of existing permits or approvals	Chapter 17.03.030	<u>City council</u> in open record hearing.	
6	Appeal from civil regulatory orders or fines (see also appeal matrix).	Chapter 17.03.030	<u>City council</u> in open record hearing.	
7	Appeal of determinations made under city impact fee ordinance (see also appeal matrix)	Chapter 17.03.030	<u>City council</u> in open record hearing.	
8	Subdivisions - Long Plats	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Keep as is.
9	Subdivisions - Binding Site Plans	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Keep as is.

	A	B	C	D
10	Subdivisions - Planned Residential Developments or Planned Commercial Developments	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Keep as is.
11	Conditional Use Permits	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Hearing Examiner decision with appeal to city council
12	Site-specific Rezones	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Hearing Examiner decision with appeal to
13	Site-specific Comprehensive Plan Map Amendments	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	
14	Variance requests from development standards when accompanied by another development permit application.	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Planning Commission
15	SEPA threshold determination made by SEPA official	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Hearing Examiner decision with appeal to city council
16	Appeal of Director's final decision on short plat applications.	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Hearing Examiner decision with appeal to city council
17	Appeal of director's final critical area determinations.	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Hearing Examiner decision with appeal to city council
18	Appeal of director's final decision on concurrency requirements under Chapter 17.15	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Hearing Examiner decision with appeal to city council

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19	Appeal of administrative interpretations made by the director pursuant to Chapter 17.09.020(B)	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Hearing Examiner decision with appeal to city council
20	Appeal of administrative approval made pursuant to Sec 17.09.010 and 17.09.020	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Hearing Examiner decision with appeal to city council
21	Appeal from a determination made under any city impact fee ordinance if appellant elects to take it to the PC in association with another application.	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Hearing Examiner decision with appeal to city council
22	Actions Requested or remanded by the City Council to the PC	Chapter 17.03.040	Open record hearing before the <u>planning commission</u> and make a recommendation to <u>city council</u> for final decision.	Hearing Examiner decision with appeal to city council
23	Shoreline Permits	Chapter 17.03.040	Open record hearing and final decision before the <u>planning commission</u> appealable to Shoreline Hearings Board.	Hearing Examiner decision with appeal to <u>city council</u>
24	Variances from standards and dimensional regulations of the Zoning Code (Title 19) such as height, width, size, setback and yard restrictions.	Chapter 17.03.050	Final decision by the <u>board of adjustment</u> , appealable to <u>superior court</u> permit RCW 36.70C	Hearing Examiner decision with appeal to city council
25	Amortization periods for nonconforming signs.	Chapter 17.03.050	Final decision by the <u>board of adjustment</u> , appealable to <u>superior court</u> permit RCW 36.70C	Hearing Examiner decision with appeal to <u>city council</u>
26	Commercial development and residential buildings of 2 or more attached units.	Chapter 17.03.060	Heard by the <u>design review board</u> according to Section 17.11.020 and appealed in a closed record hearing to <u>city council</u> .	Keep as is.

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27	Landscape plans	Chapter 17.03.060	Heard by the <u>design review board</u> according to Section 17.11.020 and appealed in a closed record hearing to <u>city council</u> .	Keep as is.
28	Signs	Chapter 17.03.060	Heard by the <u>design review board</u> according to Section 17.11.020 and appealed in a closed record hearing to <u>city council</u> .	Keep as is.
29	Detached accessory dwelling units (ADUs)	Chapter 17.03.060	Heard by the <u>design review board</u> according to Section 17.11.020 and appealed in a closed record hearing to <u>city council</u> .	Keep as is.
30	Variance to adopted design standards	Chapter 17.03.060	Heard by the <u>design review board</u> according to Section 17.11.020 and appealed in a closed record hearing to <u>city council</u> .	Keep as is.