

[LOG 1]

MICC 19.06.050 – Commerce and Temporary Structures on Public Property.

[LOG 2a]

- A. The purpose of this chapter is to allow for the safe, healthful and aesthetic use of public property in zones that allow commercial uses, for the benefit of private commerce. Use of Parks property is covered separately by MICC 9.3 and 4.44 and elements of those sections of code may be applicable to commercial uses that cross over between Parks and commercially zoned properties.

[LOG 2b]

- A. The purpose of this chapter is to allow for the safe, healthful and aesthetic use of public property for the benefit of private commerce. The provisions of this chapter do not exempt proposed activities from compliance with other titles of the Mercer Island City Code.

[LOG 3a]

- B. The provisions of this section shall apply only to public sidewalks, streets and rights-of-way ("public property") within the Town Center zone.

[LOG 3b]

- B. The provisions of this section shall apply only to public sidewalks, streets and rights-of-way within the Town Center zone, Planned Business Zone, and Commercial Office zone.

[LOG 3c]

- B. The provisions of this section shall apply only to public sidewalks, streets and rights-of-way ("public property") within the Town Center, Planned Business, and Commercial Office zones.

[LOG 4a]

- C. Any person(s), corporation, or company who wishes to use ~~the~~ public property right-of-way for the exchange of goods or services shall apply for a private commerce on public property permit. Such permit shall be in the form specified by the code official and shall contain such information as deemed necessary by the code official.

[LOG 4b]

- C.

[LOG 14b]

- C. Any person(s), corporation, or company who wishes to use the public right-of-way for the exchange of goods or service shall apply for a private commerce on public property permit, except as provided below. Such permit shall be in the form specified by the code official and shall contain such information as deemed necessary by the code official.

1. Temporary uses and structures associated with commerce on public property operating for seven calendar days or less in any given 90-calendar day period do not require a permit. Nothing in this section exempts commerce on public property activities from compliance with the criteria in MICC 19.06.050(D), Criteria for permit.

- D. *Criteria for permit.* A private commerce on public property permit shall be reviewed based on the following criteria:

[LOG 5]

1. The applicant business has an active business license or is in the process of applying for a business license for a location immediately adjacent to the public property location where the request has been made.

[LOG 6a]

2. The location of the private commerce on public property~~business~~ activity does not create a safety hazard for motorists, bicyclists or pedestrians.

[LOG 6b]

2. The location of the private commerce on public property~~business~~ activity does not create a safety, noise, or environmental hazard for motorists, bicyclists or pedestrians

[LOG 7a]

- a. The ~~business~~ private commerce on public property location maintains sufficient area for the free passage of pedestrians along sidewalks and access to other adjacent businesses.

[LOG 7b]

- a. The business location maintains sufficient area for the free passage of pedestrians per ADA standards, along sidewalks and access to other adjacent businesses.

[LOG 7c]

- a. The ~~business~~ private commerce on public property location maintains sufficient area for the free passage of pedestrians per ADA standards, along sidewalks and access to other adjacent businesses.

[LOG 6a]

- b. The ~~business~~ private commerce on public property location does not obstruct the views of motorists turning into or out of a street or parking lot.

3. The business operation does not generate litter, noise or other nuisances that would be objectionable to the public or other businesses in the immediate area.

- a. Adequate refuse containers shall be provided.

[LOG 8a]

- b. Hours of operations are sensitive to the surrounding neighborhood and shall be limited from 7:00am to 10:00pm.

[LOG 8b]

- b. Hours of operations are sensitive to the surrounding neighborhood in compliance with WAC 173-60-040.

[LOG 9]

- ~~c. No music or sound is amplified.~~

- d. The area can be maintained in a clean condition.

[LOG 49]

- e. Physical improvements can be removed or secured when not in operation at the end of permitted use.

[LOG 10]

- ~~4. The design for any non-temporary improvements is consistent with the design requirements for the Town Center plan.~~

5. The location and design do not unreasonably obstruct the visibility of any adjacent businesses.

[LOG 11a]

6. The location of a private commerce on public property-business engaged in the sale of alcoholic beverages is separated from the public space with a barrier, fence, landscaping or other demarcation.

[LOG 11b]

6. The location of a private commerce on public property-business engaged in the sale of alcoholic beverages is separated from the public space with a barrier, fence, landscaping or other alcohol-required demarcation.

[LOG 12a]

7. The proposed use shall not conflict with scheduled or ongoing city maintenance, public works projects, emergency operations, or other municipal activities. The code official shall coordinate with the Public Works Department and other relevant city divisions to identify and mitigate potential conflicts. If conflict arises, the code official may:

- a. Conditionally approve the permit with modified hours, locations, or operational constraints to avoid interference.
- b. Require relocation of the temporary use at the applicant's expense.
- c. Deny the permit if no feasible mitigation exists.

[LOG 13a]

8. The total number of public parking stalls [cannot] be reduced by 50% on a given block for temporary uses or structures, including previously approved permits.

[LOG 13b]

8. The total number of public parking stalls occupied by the commerce on public property activity may not exceed two public parking stalls immediately adjacent to the business associated with the activity.

- E. A permit to operate a private business on public property shall be reviewed and approved by the design commission; provided, that occasional, temporary business operations involving temporary structures and/or temporary right-of-way obstructions may be approved by the code official. ~~Permit applications from one or a group of existing eating and drinking establishments at Mercer Island to temporarily operate private business on public property during the effective period set forth in section 6 of Ordinance No. 21C-25 shall be considered to be temporary, and they may be approved by the code official without review or approval by the design commission.~~ Permit applications from existing eating and drinking establishments at Mercer Island to temporarily provide outdoor food and beverage service on public property adjacent to the eating and drinking establishment shall be considered to be temporary, and they may be approved by the code official without review or approval by the design commission.
- F. All permittees must comply with all applicable city, county, state and federal laws, including the International Fire Code.

[LOG 14a]

G. Term:

1. Temporary uses and structures with a term less than one week in any given three month period do not require a permit. Nothing in this section exempts a temporary use or structure from the criteria set in MICC 19.06.050(D).
2. Permits for ongoing commercial use on public property shall be subject to renewal annually on the date of the original permit approval. Failure to submit a renewal request within 30 days of the annual renewal date shall result in the suspension of the permit.

H. The revocation of a permit shall be governed by chapter 6.10 MICC.

[LOG 15a]

~~I. The provisions of this section shall not apply to the annual city-sponsored event known as "Summer Celebration."~~

[LOG 15b]

I. The provisions of this section shall not apply to the annual city-sponsored events known as "Summer Celebration" and "Mercer Island Farmers Market."

[LOG 15c]

I. The provisions of this section shall not apply to ~~the annual city-sponsored~~ events sponsored in part or full by the City known as "Summer Celebration" and "Mercer Island Farmers Market."

[LOG 15d]

I. The provisions of this section shall not apply to the annual event known as the "Mercer Island Farmers Market," or the annual city sponsored event known as "Summer Celebration".

J. The code official may require a bond or assignment of funds as set out in MICC 19.01.060(C) to ensure that public property subject to commercial use under this section is restored to its former condition immediately following cessation of the commercial use.

K. The code official may require evidence of insurance, indemnification or other measures deemed necessary and sufficient to limit the city's liability for the acts or omissions of persons, corporations, or companies seeking and obtaining permission to use public property for commercial purposes.

[LOG 12b]

L. A commerce on public property authorization does not constitute a surrender by the city of any property rights to the right-of-way. Additionally:

1. The City Engineer may require removal of improvements associated with commerce on public property if it is determined to create a hazard or as required to perform scheduled or ongoing maintenance, public works projects, emergency operations, or other municipal activities.

[LOG 14b]

L.* Temporary uses and structures associated with commerce on public property operating for seven calendar days or less in any given 90-calendar day period do not require a permit. Nothing in this

section exempts commerce on public property activities from compliance with the criteria in MICC 19.06.050(D), Criteria for permit.

[LOG 16]

MICC 19.06.130 – Temporary Use and Structure Permits – Outside of the Town Center.

[LOG 17]

- A. *Purpose and applicability.* A temporary use permit authorizes a use or conforming structure on private property on a short-term basis. Temporary encampments are not considered temporary uses for purposes of this section and are instead subject to the requirements contained within MICC 19.06.090.
- B. *Permit required.*
1. No temporary use or structure shall be permitted within the city except in accordance with the provisions of this chapter. A temporary use permit is required for temporary uses except those specifically exempted pursuant to MICC 19.06.130(D).
 2. The property owner or their authorized agent may apply for a temporary use permit on private property.
 3. Any temporary use or structure authorized by this chapter may be subject to other permitting and review requirements of the MICC and/or other public agencies.

[LOG 18a]

- C. Application. The application for a temporary use permit shall be submitted on forms obtained from the Community Planning & Development Department, and consistent with MICC 19.15.060. The application shall contain all information deemed necessary by the code official to determine if the proposed permit or action will comply with the requirements of this section. The Community Planning & Development Department shall verify that the application is consistent with the requirements of this chapter, and that the application contains proof of a valid business license, if applicable. Temporary use applications shall be processed as a Type I land use review, pursuant to MICC 19.15.030 Land Use Review Types.

[LOG 18b]

- C. Application. The application for a temporary use permit shall be submitted on forms obtained from the Community Planning & Development Department, and consistent with MICC 19.15.060. The application shall contain all information deemed necessary by the code official to determine if the proposed permit or action will comply with the requirements of this section. The Community Planning & Development Department shall verify that the application is consistent with the requirements of this chapter, and that the application contains proof of a valid business license, if applicable. Temporary use applications shall be processed as a Type III land use review, pursuant to MICC 19.15.030 Land Use Review Types.

[LOG 18c]

- C. Application. The application for a temporary use permit shall be submitted on forms obtained from the Community Planning & Development Department, and consistent with MICC 19.15.060. The application shall contain all information ~~deemed necessary by the code official~~ as required on the application forms to determine if the proposed permit or action will comply with the requirements of this section. The Community Planning & Development Department shall verify

that the application is consistent with the requirements of this chapter, and that the application contains proof of a valid business license, if applicable. Temporary use applications consistent with existing land use code shall be processed as a Type I land use review, pursuant to MICC 19.15.030 Land Use Review Types. All other applications will be processed as a Type II land use review.

[LOG 18d]

- C. Application. The application for a temporary use permit shall be submitted on forms obtained from the Community Planning & Development Department, and consistent with MICC 19.15.060. The application shall contain all information deemed necessary by the code official to determine if the proposed permit or action will comply with the requirements of this section. The Community Planning & Development Department shall verify that the application is consistent with the requirements of this chapter, and that the application contains proof of a valid business license, if applicable. Temporary use and temporary use renewal applications shall be processed as a Type II land use review, pursuant to MICC 19.15.030 Land Use Review Types. Temporary use deviation applications shall be processed as a Type IV land use review, pursuant to MICC 19.15.030 Land Use Review Types.

D. *Exemptions.*

1. The following activities on private property are exempt from the permit requirements of this chapter, but shall comply with other substantive requirements of this chapter, unless specifically noted otherwise:

[LOG 19a]

- a. Garage sales, yard sales, and estate sales conducted by or on behalf of the occupant(s) of a residential dwelling. Tents or other temporary structures used in conjunction with any garage, yard, or estate sale shall not exceed 120 square feet in area;

[LOG 19b]

- a. Garage sales, yard sales, and estate sales conducted by or on behalf of the occupant(s) of a residential dwelling. Tents or other temporary structures used in conjunction with any garage, yard, or estate sale shall not exceed 120 square feet in area, with a maximum of one tent per 2,000 SF of lot area, or two tents, whichever is greater;
- b. Rummage and other outdoor sales sited at a school, church, or other nonresidential institutional facility;
- c. Exemptions for Construction-Related Activities: The following uses and structures do not require a temporary use permit, provided they are associated with an approved land use application and/or construction permit:

[LOG 20]

- i. When located in an R zone, a single contractor's office under 400 square feet, storage yard, and equipment parking and equipment servicing not to exceed 8 hours in duration on or near the site or in the vicinity of an active construction project.

[LOG 21 & 22]

- ii. In all other zones, contractor's office, storage yard, and equipment parking and servicing on or near the site or in the vicinity of an active construction project.
- iii. Sales/marketing trailers used for the purpose of real estate sales and/or rental information, located within the subdivision or development to which they pertain.

[LOG 23]

- d. Any temporary use or structure with a term of less than one week in any given three month period. The underlying development standards of the zoning designation applicable to the site on which the temporary use or structure is proposed do not apply.

E. *Criteria for approval.*

- 1. The code official, in consultation with appropriate City departments, shall review each application for a temporary use permit. The code official may approve, or condition and approve, an application for a temporary use permit if the application satisfies all of the following criteria:

[LOG 24]

- a. The temporary use will not be ~~materially~~ detrimental to the public health, safety or welfare, nor injurious to property or improvements in the vicinity of the temporary use;

[LOG 25]

- ~~b. The structure or use is located where there is safe ingress and egress from the street, including a clear sight area adjacent to the street;~~
- c. Structures proposed for the temporary use comply with applicable provisions of the Building and Fire Codes;

[LOG 26a]

- ~~d. Adequate parking is available to serve the temporary use, and if applicable, the temporary use does not occupy required off-street parking areas for adjacent or nearby uses;~~

[LOG 26b]

- d. Adequate parking (based on parking requirements for Town Center retail businesses) is available to serve the temporary use, and if applicable, the temporary use does not occupy or use required off-street parking areas for adjacent or nearby uses;

[LOG 27]

- d*. The temporary use shall obtain all necessary permits and/or authorizations required by the City and/or state and federal agencies.

e*. The temporary use or structure shall require the landlord's / property owner's approval. Nothing in this section compels a landlord or property owner to permit a tenant to expand its business to the exterior.

f*. The use or structure shall not interfere with ADA accessible parking spaces or access to adjacent and surrounding businesses.

[LOG 28a]

e. Hours of operation of the temporary use are specified, and would not adversely impact surrounding uses. Temporary uses in the single-family residential zone shall comply with limits on permitted construction in the single-family zone;

[LOG 28b]

e. Hours of operation of the temporary use are specified, and would not adversely impact surrounding uses. Temporary uses within the R-8.4, R-9.6, R-12, and R-15 zoning designations are limited to hours of operation between [time] and [time];

[LOG 29a]

f. The temporary use will not cause nuisance factors such as noise, light, or glare which would adversely impact surrounding land uses, no music or sound is amplified;

[LOG 29b]

f. The temporary use will not cause nuisance factors such as noise, light, or glare which would adversely impact surrounding land uses. Any mechanical equipment shall not exceed the maximum permissible noise levels set forth in WAC 173-6[0]-040, which is hereby incorporated as though fully set forth herein. Any such equipment shall not be located within 5 feet of any lot line;

[LOG 29c]

f. The temporary use will not cause nuisance factors such as noise, light, or glare which would adversely impact surrounding land uses. No music or sound may be amplified. Any mechanical equipment shall not exceed the maximum permissible noise levels set forth in WAC 173-60-040, which is hereby incorporated as though fully set forth herein. Any such equipment shall not be located within 5 feet of any lot line;

[LOG 29d]

f. The temporary use will not ~~contribute-cause~~ nuisance factors such as amplified noise, light, or glare which would adversely impact surrounding land uses, music or sound;

g. The temporary use will not include permanent fencing, walls, or other structures that would hinder removal of the structure from the site; and

h. The temporary use will comply with the applicable portions of MICC Title 19 including, but not limited to, Ch. 19.07, Environment, 19.10, Trees, 19.13, Shoreline Master Program, and 19.21, Environmental Procedures.

[LOG 30]

- i*. Minimum parking regulations required in MICC 19.04.040 and MICC 19.11.130 are available to serve the temporary use, and if applicable, the temporary use does not occupy required off-street parking areas for adjacent or nearby uses;

[LOG 31a]

- i*. When located in an R zone, unless exempt per [MICC] 19.06.130(D), temporary structures must meet the underlying development standards of the zone, except that on lots greater than 160,000 square feet, temporary structures to enclose outdoor swimming pools or sport courts that existed prior to January 1, 2025 may exceed the height limit by a maximum of ten feet if necessary to span across the pool deck or sport court;

[LOG 32]

- k*. The temporary use or structure will comply with the underlying development standards of the zoning designation and approved conditional uses applicable to the site on which the temporary use or structure is proposed.

[LOG 33]

- ~~2. Except as otherwise provided above, the underlying development standards of the zoning designation applicable to the site on which the temporary use or structure is proposed do not apply.~~

[LOG 34]

- F. *Additional conditions for certain temporary uses/structures.* The following temporary uses and structures are permitted when authorized by the issuance of a temporary use permit when the applicable conditions set forth in this section and in MICC 19.06.130(E), Criteria for approval, have been met.

1. Any proposed use or structure may request a variance from the underlying development standards of the zoning designation applicable to the site on which the temporary use or structure is proposed pursuant to section 19.06.110 and subject to the following conditions:
 - a. Temporary use applications shall be processed as a Type IV land use review, pursuant to MICC 19.15.030 Land Use Review Types.
 - b. Land use review approvals shall expire five years from the date of notice of the decision. Nothing in this section exempts a temporary use or structure from the time limitations pursuant to MICC 19.06.130(G). Renewal of expired land use approvals shall require a new application.
 - c. Temporary use or structure permits approved under this section may be renewed as a Type II land use review provided the proposed use or structure has not changed, and the Type IV land use approval has not expired.

[LOG 27]

- ~~1. Mobile Food Vendors. Mobile food vendors shall comply with the following conditions:~~

- ~~a. The mobile food vendor shall obtain and keep the Eastside Fire and Rescue permit or approval and King County Health Department permit or approval on the mobile food vending facility at all times, and copies of these approvals shall be made available to the City upon the City's request.~~
 - ~~b. The mobile food vendor must be located on a paved surface. If the mobile food vendor will be operating within a parking area, the mobile food vending facility may not protrude into the drive aisle, block fire lanes, or result in the site providing less than the required minimum number of parking stalls.~~
 - ~~c. A mobile food vendor shall not be parked in a location that will impede garbage collection.~~
 - ~~d. A mobile food vendor must obtain permission from the property owner prior to operating.~~
 - ~~e. The mobile food vendor must have fully functional wheels and be able to move immediately by being towed or driven without the removal of blocks or other structural devices.~~
- ~~2. Subject to approval by the code official, existing eating and drinking establishments may temporarily utilize private parking areas for outdoor food and beverage service, provided the private parking area is immediately adjacent to the eating and drinking establishment, and the following conditions are met:~~
- ~~a. Use of any portion or percentage of private off street parking areas for outdoor food and beverage service shall require the landlord's / property owner's approval. Nothing in this section compels a landlord or property owner to permit a tenant to expand its business to the exterior.~~
 - ~~b. To the extent necessary to provide outdoor food and beverage service, minimum parking regulations normally applicable to eating and drinking establishments required in MICC 19.04.040 and MICC 19.11.130 are waived to enable such uses to serve patrons in adjoining parking spaces for the duration of the temporary use.~~
 - ~~c. The use of outdoor food and beverage service shall not interfere with ADA accessible parking spaces or access to adjacent and surrounding businesses.~~
 - ~~d. The temporary use shall obtain all necessary permits and/or authorizations required by the City and/or state and federal agencies.~~

[LOG 35a]

- F. *Additional conditions for certain temporary uses/structures.* The following temporary uses and structures are permitted in the Town Center when authorized by the issuance of a temporary use permit when the applicable conditions set forth in this section and in MICC 19.06.130(E), Criteria for approval, have been met.

[LOG 35b]

F. *Additional conditions for certain temporary uses/structures.* The following temporary uses and structures are permitted in the public portions of the Town Center when authorized by the issuance of a temporary use permit when the applicable conditions set forth in this section and in MICC 19.06.130(E), Criteria for approval, have been met.

1. Mobile Food Vendors. Mobile food vendors shall comply with the following conditions:
 - a. The mobile food vendor shall obtain and keep the Eastside Fire and Rescue permit or approval and King County Health Department permit or approval on the mobile food vending facility at all times, and copies of these approvals shall be made available to the City upon the City's request.

[LOG 36]

- b. The mobile food vendor must be located on or adjacent to a paved surface. If the mobile food vendor will be operating within a parking area, the mobile food vending facility may not protrude into the drive aisle, block fire lanes, or result in the site providing less than the required minimum number of parking stalls.
 - c. A mobile food vendor shall not be parked in a location that will impede garbage collection.

[LOG 37]

- d. A mobile food vendor must obtain permission from the property owner prior to parking or operating on private property.
 - e. The mobile food vendor must have fully functional wheels and be able to move immediately by being towed or driven without the removal of blocks or other structural devices.

2. Subject to approval by the code official, existing eating and drinking establishments may temporarily utilize private parking areas for outdoor food and beverage service, provided the private parking area is immediately adjacent to the eating and drinking establishment, and the following conditions are met:

- a. Use of any portion or percentage of private off-street parking areas for outdoor food and beverage service shall require the landlord's / property owner's approval. Nothing in this section compels a landlord or property owner to permit a tenant to expand its business to the exterior.

[LOG 38]

- ~~b. To the extent necessary to provide outdoor food and beverage service, minimum parking regulations normally applicable to eating and drinking establishments required in MICC 19.04.040 and MICC 19.11.130 are waived to enable such uses to serve patrons in adjoining parking spaces for the duration of the temporary use.~~
 - c. The use of outdoor food and beverage service shall not interfere with ADA accessible parking spaces or access to adjacent and surrounding businesses.

- d. The temporary use shall obtain all necessary permits and/or authorizations required by the City and/or state and federal agencies.

[LOG 39]

3. [Staff please add a section here for Farmers Market]

G. Time limitation.

1. The code official may issue a temporary use or structure permit up to the durations set forth in Table A, Table of Temporary Use and Structure Permit Duration.

Table A. Table of Temporary Use and Structure Permit Duration

Temporary Use or Structure	Maximum Duration	Applicable Development Standards
[LOG 27] Temporary Uses or Structures (not including activities listed in MICC 19.06.130(D), Exemptions and Mobile food vendors)	[LOG 40] 180 Days ⁺ [LOG 41] 180 <u>Consecutive</u> Days <u>in a twelve-month period</u>	MICC 19.06.130(E)
Activities listed in MICC 19.06.130(D), Exemptions not related to another permit.	[LOG 42] <u>Three consecutive days</u> , 30 days of site occupation or operation in any calendar year, unless otherwise stated	MICC 19.06.130(D)
Activities listed in MICC 19.06.130(D), Exemptions related to another permit.	[LOG 43a] 180 days of site occupation or operation in any calendar year, unless otherwise stated ⁺ <u>Expires on the earlier of project completion or related permit expiration</u> [LOG 43b] 180 <u>consecutive</u> days of site occupation or operation in any calendar year <u>12-month period, unless otherwise stated</u> ⁺ [LOG 43c] 180 days of site occupation or operation in any calendar year, unless otherwise stated ⁺ <u>The use shall be allowed through the duration of the active construction project or active sales/marketing for real estate sales and/or rental information. The use shall be discontinued within 30 days of the project</u>	MICC 19.06.130(D)

	<u>completion, cessation of work, or completion of real estate rental or sales</u>	
<p>[LOG 44]</p> <p>Mobile food vendors<u>Activities located within the Town Center Zone</u></p>	<p>[LOG 45a]</p> <p>30 days or as provided pursuant to the terms of the issued temporary use permit<u>Indefinite, subject to annual renewals. Failure to submit a renewal request within 30 days of the annual renewal date shall result in the expiration of the permit</u></p> <p>[LOG 45b]</p> <p>30 days <u>in any 12-month period in the Town Center</u> or as provided pursuant to the terms of the issued temporary use permit</p> <p>[LOG 45c]</p> <p>[60 or 90]<u>30</u> days or as provided pursuant to the terms of the issued temporary use permit</p>	MICC 19.06.130(F)(1)

[LOG 40]

~~*The code official may grant an extension not to exceed 30 days in total, upon the applicant showing compliance with all conditions of permit approval. If a request for an extension is not received in writing at least one week prior to the end of the time limit stated on the temporary use permit, the temporary use permit shall expire and the use or structure shall be timely removed pursuant to MICC 19.06.130(I).~~

- H. *Limitation on activity.* A property will not be granted a temporary use permit for a temporary use or structure for a minimum of three months after the expiration of a previous temporary use or structure permit.
- I. *Removal of a temporary use.* The code official shall establish, as a condition of each temporary use permit, a date by which the use/structure and all physical evidence of the use/structure must be removed. The site occupied by the temporary use or structure shall be restored to the original or better condition upon the removal of the use or structure. If the permittee has not removed the use/structure as required by the temporary use permit, the city may take any and all enforcement action permitted by law, including, but not limited to abatement pursuant to MICC Title 6.
- J. *Assurance device.* The code official may require a financial guarantee pursuant to the requirements in MICC 19.01.060, in a form acceptable to the finance department, to assure compliance with the provisions of this title and the temporary use permit as approved.

MICC 19.15.030 – Land Use Review Types.

There are four categories of land use review that occur under the provisions of the development code.

- A. *Type I.* Type I reviews are based on clear, objective and nondiscretionary standards or standards that require the application of professional expertise on technical issues.
- B. *Type II.* Type II reviews are based on clear, objective and nondiscretionary standards or standards that require the application of professional expertise on technical issues. The difference between Type I and Type II review is that public notification shall be issued for Type II decisions.
- C. *Type III.* Type III reviews require the exercise of discretion about nontechnical issues.
- D. *Type IV.* Type IV reviews require discretion and may be actions of broad public interest. Decisions on Type IV reviews are only taken after an open record hearing.
- E. The types of land use approvals are listed in Table A of this section. The required public process for each type of land use approval are listed in Table B of this section.
- F. *Consolidated permit processing.* An application for a development proposal that involves the approval of two or more Type II, III and IV reviews may be processed and decided together, including any administrative appeals, using the highest numbered land use decision type applicable to the project application. Consolidated land use reviews shall be subject to the longest review time period identified in MICC 19.15.040.
 - 1. The following permits and land use reviews are excluded from consolidated review and approval:
 - a. Building permits associated with the construction of one or more new single-family dwellings on lots resulting from the final plat approval of a short subdivision or long subdivision.
 - b. Building permits associated with shoreline conditional use permits and shoreline variance.
 - c. Project SEPA reviews.
 - 2. When a review is heard by multiple decision bodies, the higher decision body will make the final decision, and the lower decision body will review the project at a public meeting and issue a recommendation that will be reviewed by the higher decision body. The higher decision body will either adopt the recommendation as part of the permit conditions, will remand the recommendation back to the lower body for further consideration, will amend the recommendation, or will deny adoption of the recommendation and will adopt their own permit conditions. The hierarchy of decision bodies is as follows, from highest to lowest:
 - a. City council;
 - b. Hearing examiner;
 - c. Design commission.

G. *Interior alterations exempt from site plan review.*

1. Applications for interior alterations are exempt from site plan review provided they meet the following criteria:
 - a. The proposed development does not result in additional sleeping quarters or bedrooms;
 - b. The proposed development would not result in nonconformity with federal emergency management agency substantial improvement thresholds; or
 - c. The proposed development would not increase the total square footage or valuation of the structure thereby requiring upgraded fire access or fire suppression systems.
2. Applications for interior alterations are subject to review for consistency with any otherwise applicable building, plumbing, mechanical, or electrical codes.

H. *Land use review types and review processing procedures.*

Table A. Land Use Review Type			
Type I	Type II	Type III	Type IV
<ul style="list-style-type: none"> • Home business • Nonmajor single-family dwelling building permits • Tree removal permit • Right-of-way permit • Special needs group housing safety determination • Tenant improvement/change of use • Shoreline exemption ¹ • Critical area review ¹ • Temporary commerce on public property • Site development permits • Transportation concurrency certificate <p>[LOG 46] • Temporary use permit</p>	<ul style="list-style-type: none"> • Modified wireless communication facilities (6409 per 47 CFR 1.40001) • Lot line revision • Setback deviations • Final plat ^{2,3} • Code official design review • Accessory dwelling unit • Parking modification ⁷ (reviewed by city engineer) • Small wireless facility deployment • Seasonal development limitation waiver • Final short plat <p>[LOG 46] • Temporary use permit</p>	<ul style="list-style-type: none"> • New and modified wireless (non-6409) eligible facility • SEPA threshold determination • Critical area review 2 • Public agency exception • Temporary encampment ⁴ • Short plat alteration and vacations • Preliminary short plat • Development code interpretations • Major single-family dwelling building permit ⁵ • Shoreline substantial development permit ¹ • Shoreline revision (substantial development) ¹ 	<ul style="list-style-type: none"> • Preliminary long plat approval • Conditional use permit • Variance • Critical areas reasonable use exception • Long plat alteration and vacations • Parking modifications ⁷ (reviewed by design commission) • Variance from short plat acreage limitation • Wireless communication facility height variance • Planned unit development • Design commission design review • Permanent commerce on public property • Shoreline conditional use permit (SCUP) ⁶ • Shoreline variance ⁶ • Shoreline revision (variance and SCUP) <p>[LOG 47] • Temporary use permit variance</p>