

EXHIBIT A

Table 20.01.004 Development Permit and Approval Framework

Permit Type - I Administrative	Code Requirement	SEPA Review	Staff Recommend	Staff Decision	Open Record Hearing	Closed Record Hearing	Decision Body	Open Record Appeal	Closed Record Appeal	Court Appeal
a. SEPA Threshold Determination	14.04.060	E or NE	No	Yes	No	No	CED	No	No	Yes
b. Critical Area Study	14.05.145	E or NE	No	Yes	No	No	CED	HE	No	Yes
c. Floodplain Permit	14.12.050	E or NE	No	Yes	No	No	CED	HE	No	Yes
d. Short Subdivisions (Short Plat), and Binding Site Plans	17.12	E or NE	No	Yes	No	No	CED	HE	No	Yes
e. Boundary Line Adjustments	17.28	E or NE	No	Yes	No	No	CED	HE	No	Yes
f. Landscape Review	18.18.020	E or NE	No	Yes	No	No	CED	No	No	Yes
g. Design Review	18.34.040	E or NE	No	Yes	No	No	CED	HE	No	Yes
h. Clearing and Grading Permits	19.10.200	E or NE	No	Yes	No	No	CE	HE	No	Yes
i. Site Plan	18.14	E or NE	No	Yes	No	No	CED	No	No	Yes
j. Other Administrative Permits (Construction Permits)		E or NE	No	Yes	No	No	Varies	Varies	No	Yes
CC – City Council CE – City Engineer CED – Community and Economic Development HE – Hearing Examiner DOE – Department of Ecology E or NE – Exempt or Nonexempt PC – Planning Commission										

Permit Type - II Quasi-Judicial	Code Requirement	SEPA Review	Staff Recommend	Staff Decision	Open Record Hearing	Closed Record Hearing	Decision Body	Open Record Appeal	Closed Record Appeal	Court Appeal
k. Public Agency/Utility Exemption	14.05.085	No	Yes	No	HE	No	HE	No	No	Yes

Permit Type - II Quasi-Judicial	Code Requirement	SEPA Review	Staff Recommend	Staff Decision	Open Record Hearing	Closed Record Hearing	Decision Body	Open Record Appeal	Closed Record Appeal	Court Appeal
I. Reasonable Use CAO Exemption	14.05.085	No	Yes	No	HE	No	HE	No	No	Yes
m. Shoreline Conditional Use	14.20.680	E or NE	Yes	No	HE	No	HE	No	State Shoreline Board	Yes
n. Shoreline Substantial Development Permits	14.20.670	E or NE	No	Yes	No	No	CED	No	State Shoreline Board	Yes
o. Shoreline Variances	14.20.690	E or NE	Yes	No	HE	No	HE	No	State Shoreline Board	Yes
p. Mobile Home Parks	16.12.005	E or NE	<u>No</u> <u>Yes</u>	<u>Yes</u> <u>No</u>	<u>No</u> <u>HE</u>	No	<u>CED</u> <u>HE</u>	No	No	Yes
q. Preliminary Plat	17.12	Yes	Yes	No	HE	No	HE	No	No	Yes
r. Final Plat	17.16	No	Yes	No	No	CC	CC	No	No	Yes
s. Conditional Use Permits	18.24.020	E or NE	Yes	No	HE	No	HE	No	No	Yes
t. Variances	18.26.030	E or NE	Yes	No	HE	No	HE	No	No	Yes
u. Comprehensive Plan and Development Regulation Amendments	20.08.050	E or NE	Yes	No	PC	No	CC	No	No	Yes
v. Special District, Master Plan, and Master Plan Amendments	18.13	E or NE	Yes	No	HE	No	HE	No	No	Yes
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