

CHAPTER 21.42 REVIEW PROCEDURES

SECTIONS:

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- 21.42.060 **Reserved.**
- 21.42.070 **Reserved.**
- 21.42.080 **Reserved.**
- 21.42.090 **Reserved.**
- 21.42.100 **Reserved.**
- 21.42.110 **Reserved.**
- 21.42.120 **Reserved.**
- 21.42.130 **Reserved.**
- 21.42.140 **Records.**

21.42.010 Permits Subject to Administrative Review. The following actions shall be subject to administrative review for determining compliance with the provisions of this title and/or any applicable development conditions which may affect the proposal:

- (1) Building permits;
- (2) Grading permits;
- (3) Site development permits;
- (4) Tree removal permits;
- (5) Right-of-way permits;
- (6) Sign permits;
- (7) Boundary line adjustments, and
- (8) Any other permit not requiring a specific review process or public hearing.

21.42.020 (Permits Subject to Quasi-Judicial Review. The following actions shall be subject to quasi-judicial review for determining compliance with the provisions of this title and/or any applicable development conditions which may affect the proposal:

- (1) Commercial, industrial and multi-family residential project approval;
- (2) Preliminary and final plats and short plats, and binding site plans;
- (3) Conditional use permits;
- (4) Special Use permits;
- (5) Shoreline substantial development permits, conditional use permits and variances;

- (6) Variances;
- (7) Zone reclassifications or site-specific zoning map amendments;
- (8) Appeals; and
- (9) Any other permit or approval requiring a specific review process and/or a public hearing.

21.42.030 Decisions and appeals.

- (1) The City shall approve with conditions or deny permits based on compliance with this title and any other development conditions affecting the proposal. Decisions shall be rendered pursuant to WMC 17.09.060.
- (2) Development Services Director decisions may be appealed to the Hearing Examiner pursuant to WMC 17.07.030 and in accordance with WMC 17.17.
- (3) The Department shall provide notice pursuant to Chapter 17.11 WMC for all applications subject to Development Services Director review.
- (4) Written comments and materials regarding applications subject to Development Services Director review procedures shall be submitted within 15 days of the date of published notice or the posting date, whichever is later. A comment period or public hearing may be reopened for the purpose of obtaining additional information.
- (5) The approval authority for each type of project permit shall be pursuant to Title 17 WMC.
- (6) Decisions regarding the approval or denial of proposals subject to Development Services Director review pursuant to Chapter 17 WMC, shall be based upon compliance with the required showings of Chapter 21.44 WMC, or WMC 21.22.050(2) for periodic reviews of extractive operations.
- (7) The written decision contained in the record shall be in accordance with WMC 17.15.080(3) and 17.09.060, and shall show:
 - (a) Facts, findings and conclusions supporting the decision and demonstrating compliance with the applicable decision criteria; and
 - (b) Any conditions and limitations imposed, if the request is granted.

(3) 21.42.040 Reserved.

21.42.050 Reserved.

21.42.060 Reserved.

21.42.070 Reserved.

21.42.080 Reserved. 21.42.090 Reserved. 21.42.100 Reserved.

21.42.110 Reserved.

21.42.120 Reserved.

21.42.130 **Reserved..**

21.42.140 **Records.** The Department shall maintain public records for all permit approvals and denials containing the following information:

- (1) Application documents;
- (2) Tape recorded verbatim records of required public hearing;
- (3) Written recommendations and decisions for proposed actions;
- (4) Ordinances showing final City Council actions;
- (5) Evidence of notice;
- (6) Written comments received; and
- (7) Material submitted as exhibits.

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