

## Chapter 14.03

### TYPES OF PROJECT PERMIT DECISIONS

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#### **14.03.001 Generally.**

Project permit decisions are classified into five types, based on whether a director, the hearing examiner or the city council makes the decision and the process by which that decision is made. (Ord. 4835 § 1, 1996.)

#### **14.03.010 Type I decisions.**

Type I decisions are administrative decisions made by the city which are not subject to environmental review under the State Environmental Policy Act (SEPA) codified at Chapter 43.21C RCW. Type I decisions include, but are not limited to, the following project applications:

- A. Building permit;
- B. Plumbing permit;
- C. Mechanical permit;
- D. Utility permit;
- E. Special permit;
- F. Excavation permit;
- G. Land clearing permit;
- H. Grading permit;
- I. Floodplain development control zone permit;
- J. Public facility extension agreement;
- K. Right-of-way use permit;
- L. Lot line adjustment;
- M. Home occupation permit;
- N. Temporary use permit (administrative);
- O. Administrative use permit;
- P. Short subdivision (plat);
- Q. Mobile home closure plans.

[R. Floodplain development permit.](#)

-(Ord. 5746 § 2, 2003; Ord. 4835 § 1, 1996.)

#### **14.03.020 Type II decisions.**

Type II decisions are administrative decisions made by the city which include threshold determinations under SEPA. Type II decisions include, but are not limited to, the following project applications:

- A. Building permit;
- B. Grading permit;
- C. Land clearing permit;
- D. Public facility extension agreement;
- E. Administrative use permit;
- F. Short subdivision (plat).

G. Floodplain development permit.  
(Ord. 4835 § 1, 1996.)

**14.03.030 Type III decisions.**

Type III decisions are quasi-judicial final decisions made by the hearing examiner following a recommendation by staff. Type III decisions include, but are not limited to, the following project applications:

- A. Temporary use permit;
- B. Substantial shoreline development permit;
- C. Variance;
- D. Special exceptions;
- E. Special home occupation permit;
- F. Preliminary plat;
- G. Conditional use permit;
- H. Surface mining permit. (Ord. 6184 § 3, 2008; Ord. 4835 § 1, 1996.)

**14.03.040 Type IV decisions.**

Type IV decisions are quasi-judicial decisions made by the city council following a recommendation by the hearing examiner. Type IV decisions include, but are not limited to, the following project applications:

- Rezone (site-specific). (Ord. 6184 § 4, 2008; Ord. 4835 § 1, 1996.)

**14.03.050 Type V decisions.**

Type V decisions are quasi-judicial decisions made by the city council following a recommendation by staff. Type V decisions include, but are not limited to, the following project applications:

- Final plat. (Ord. 6184 § 5, 2008; Ord. 4835 § 1, 1996.)

**14.03.060 Legislative nonproject decisions.**

Legislative nonproject decisions made by the city council under its authority to establish policies and regulations are not classified as a “type” of project permit decision. Legislative nonproject decisions include, but are not limited to, the following legislative actions:

- A. Amendments to the text and map of the comprehensive plan or development regulations.
- B. Amendments to the zoning map (rezones) on a city-wide or area-wide basis. (Ord. 4835 § 1, 1996.)