

Chapter 14.16B TYPES OF LAND USE REVIEW
COMPARISON OF NEW CODE AND OLD CODE

New Section	Changes	Impact of Changes
14.16.010 Classification	New section. Gives a quick look at special requirements by permit type.	Benefit by showing applicants in a quick view what requirements they may need to meet for their application based on the type of permit.
Part 1 Type I Review: Administrative Decisions Without Public Notice	Administrative decisions were divided into those without public notice (Type I) and those with public notice (Type II). No changes in process, but the process is completely spelled out in the code, which is not currently done.	By spelling out the specific process for Type I reviews in the code, the applicant and staff benefit by having a place to find the specific steps in the administrative review.
Part 2 Type II Review: Administrative Decisions With Public Notice	The green shading shows what is currently spelled out in code for administrative decisions of Type II, with the addition of a completely spelled out process. Binding site plans were added as a Type II review and Shoreline Substantial Developments were moved from a Type III to a Type II review consistent with the Shoreline requirements.	By spelling out the specific process for Type II reviews in the code, the applicant and staff benefit by having a place to find the specific steps in the administrative review when public notice is required.
Part 3 Type III Review: Quasi-Judicial, Hearing Examiner Decisions	No basic change in the hearing examiner review process, but a complete process is provided. The green shading shows what is currently spelled out in code for hearing examiner review of Type III. The basic process is the same with details of the entire review process.	By spelling out the specific process for Type III reviews in the code, the applicant and staff benefit by having a place to find the specific steps in the hearing examiner review.
Part 4 Type IV Review: Quasi-Judicial, City Council Decisions With Hearing Examiner Recommendation	No basic change in the hearing examiner recommendation with City Council review process, but a complete process is provided. The green shading shows what is currently spelled out in code for hearing examiner recommendation and City Council review of Type IV. The basic process is the same with details of the entire review process.	By spelling out the specific process for Type IV reviews in the code, the applicant and staff benefit by having a place to find the specific steps in the hearing examiner recommendation with City Council review.

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Part 5 Type V Review: Quasi-Judicial, City Council Decisions With Planning Commission Recommendation	No basic change in the Planning Commission recommendation with City Council review process, but a complete process is provided. The green shading shows what is currently spelled out in code for Planning Commission recommendation and City Council review of Type IV. The basic process is the same with details of the entire review process.	By spelling out the specific process for Type V reviews in the code, the applicant and staff benefit by having a place to find the specific steps in the Planning Commission recommendation with City Council review.
Part 6 Type VI Review: Legislative, City Council Decisions	This new part is the same as the process in existing Ch. 14.96 with a complete process spelled out. The green shading shows what is currently spelled out in code for legislative decisions.	By spelling out the specific process for Type VI reviews in the code, the applicant and staff benefit by having a place to find the specific steps in the legislative decision process.
Part 7 Appeals	Current code has the appeal process in Ch. 14.16. The change is in providing specific appeal process for each type of review. One change is in the appeals of administrative decisions used to go to the Zoning Board and then to the hearing examiner. Since we removed the Zoning Board, who was the City Council, we now have Type I and II appeals going directly to hearing examiner and then to superior court. One additional change was to the timeframe for Type I and II appeals which was 60 days for the entire appeal process to now 90 days.	Because the Zoning Board was rarely used in the existing code and is in fact the City Council, the Board was removed. This reduces the appeal process for administrative decisions (Types I and II) by removing one appeal step. The change in appeal timeframe to 90 days is to allow both a hearing examiner appeal hearing and then time for superior court. By spelling out the specific process for appeals for each type of review in the code, the applicant and staff benefit by having a place to find the specific steps in the appeal process no matter which type of review.