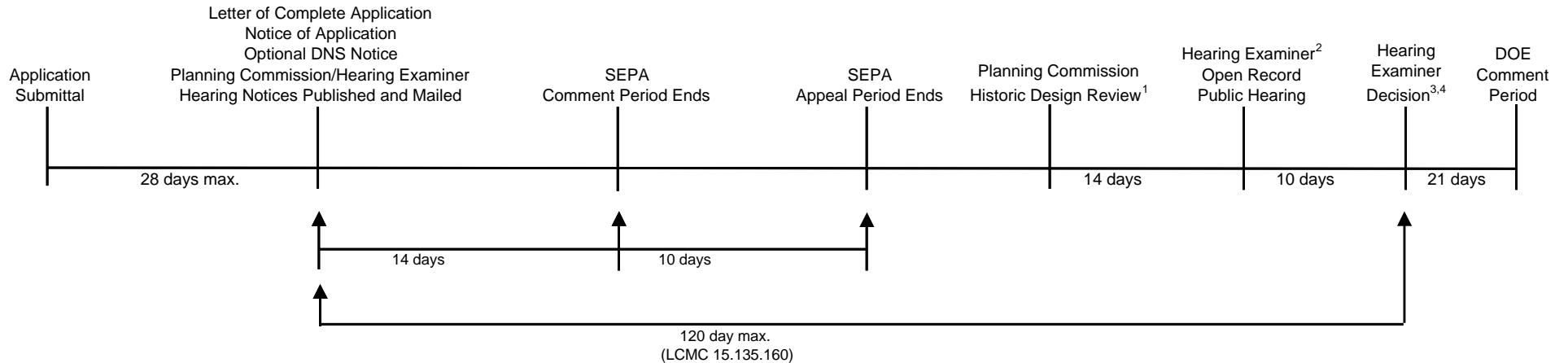


Type IV - Land Use Permits Combined Planning Commission/Hearing Examiner Environmental Review Process



Type IV - Hearing Examiner:

Land use review of permitted and accessory uses requiring SEPA
 Conditional Use Permits
 Long Plats (5+ lots)
 Preliminary plat approval
 PURD
 Temporary Use Permits
 Tree Removal Permits outside the Historic District
 Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, Shoreline Variances
 (also requires approval of Washington State Department of Ecology (DOE))
 Each permit for a substantial development, conditional use or variance issued by the town will not authorize construction until 21 days from the date of filing, or until all reviews initiated within the 21 days are complete. (UDC 15.12.140 or SMP 10.10.565)
 Variances
 Appeals of Planning Commission and Administrative decisions
 Building Permits submitted in conjunction with any of the above as a Consolidated Permit Process.

¹Prior to open record hearing a minimum 15-day public notice is required

²Public comment period for Shoreline Substantial Development Permits require a 30 day comment period

³A request for reconsideration of a decision made by the Hearing Examiner must be made within 5 days of the written decision

⁴A land use decision by the Hearing Examiner or Town Council can be appealed by filing a petition in superior court within 21 calendar days of the issuance of the land use decision