

Attachment A

Only those portions of Chapter 2.18 PAMC detailed in this attachment are being modified.

All other portions of Chapter 2.18 PAMC remain unchanged.

CHAPTER 2.18 HEARING EXAMINER

2.18.060 Functions, issues and jurisdiction of the Hearing Examiner.

- A. *Review authority.* The Hearing Examiner is hereby authorized and directed to hear and decide the following matters:
1. Type III permits as specified in Tables 18.020.050 – 1 and 2. ~~Conditional use permits.~~
 2. Appeals of Type I and II permits as specified in Tables 18.020.050 – 1 and 2. ~~Unclassified use permits.~~
 3. ~~Subdivision applications:~~
 - a. ~~Preliminary subdivision plats.~~
 - b. ~~Preliminary binding site plans.~~
 - c. ~~Major plat alterations.~~
 - d. ~~Plat vacations.~~
 4. ~~Shoreline applications:~~
 - a. ~~Substantial development permits—All applications except those deemed administrative actions pursuant to subsection 2.18.065(5).~~
 - b. ~~Conditional use permits.~~
 - c. ~~Variances.~~
 5. ~~Variances.~~
 6. ~~Appeal Building Official determination.~~
 7. ~~Preliminary overlay zones.~~
 8. Approval of uses not expressly permitted in a specific zone in light of the zoning intentions and consistent with the comprehensive plan.
 - 9.4. Appeals from notices of trespass, infractions, and violations issued by City employees and City officials where a right of appeal exists.
 5. Any other matter otherwise expressly delegated to the Hearing Examiner.
- B. *Appeal procedure.* ~~As to all of the foregoing issues and matters, the decision of the Hearing Examiner shall be the final decision of the City. The decision of the Hearing Examiner in these cases may be appealed to Superior Court. Appeals must be filed within 15 days of the notice of decision.~~
- C. ~~The Hearing Examiner is hereby authorized and directed to conduct a hearing and make findings, conclusions, and recommendations to the City Council on the following:~~
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1. — Petitions for rezones; and
 2. — Petitions for street vacations.

2.18.065 Functions, issues and jurisdiction of the Director of Community and Economic Development.

- A. *Review authority.* The Director of Community and Economic Development, referred to as "Director" in this section is hereby authorized and directed to hear and decide the following matters:
1. Type I and II permits as specified in Tables 18.020.050 – 1 and 2. ~~Administrative conditional use permits.~~
 2. ~~Any other matter otherwise expressly delegated to the Director. Extension of approved conditional use permits.~~
 3. — ~~Minor amendments to approved conditional use permits per PAMC 17.96.070.~~
 4. — ~~Subdivision applications:~~
 - a. — ~~Boundary line adjustments (BLA).~~
 - b. — ~~Preliminary and final short subdivision plats.~~
 - c. — ~~Final subdivision plats.~~
 - e. d. — ~~Final binding site plans.~~
 - f. — ~~Final unit lot subdivisions~~
 - g. e. — ~~Minor plat alterations.~~
 5. — ~~Shoreline applications:~~
 - a. — ~~Substantial development permits (if the application is: (1) for a permitted use; and (2) receives a SEPA threshold determination of non-significance).~~
 - b. — ~~Exemptions.~~
 6. — ~~State Environmental Policy Act (SEPA) threshold determinations.~~
 7. — ~~Wetland permits.~~
 8. — ~~Environmentally sensitive area (ESA) permits.~~
 9. — ~~Parking variances.~~
 10. — ~~Final overlay zones.~~
 11. — ~~Minor deviation requests, per PAMC 17.94.180.~~
 12. — ~~Temporary use permits.~~
- B. — *Appeal procedure.* ~~As to all of the foregoing issues and matters, the decision of the Director shall be an administrative decision. Such decision may be appealed to the Hearing Examiner, provided that the appeal must be filed with the City within 15 days after the Director issues the decision, provided that if a longer appeal period is established by state law, the longer period shall control. If an appeal is not filed within the applicable period, the decision of the Director is the final decision of the City. An appeal application for any decision of the Director shall stay all further proceedings by the Department of Community and Economic Development specific to the property under appeal.~~