

Table 11.0204

Land Use Applications and Review Authorities

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Code Citation	Application	Pre-app required?	Type	Manager	Hearings Officer	Urban Forestry Comm.	Historic Resources Committee	Design Commission	Planning Commission	City Council
RESIDENTIAL										
10.0100	Accessory Dwelling Units*	N	II	D	A					
10.0410	Conversion of Elderly Housing	Y	II	D	A					
10.0400	Conversion of Residential Units	N	II	D	A					
10.0502	Home Occupation	N	I	D	A					
10.0502	Home Occupation	N	II	D	A					
10.1300	Health Hardship Dwelling Unit	N	I	D	A					
4.0135	Single Family Dwelling/Duplex on a Lot	N	I	D	A					
5.0100	Floodplain Development	N	II	D	A					
5.0100	Minor Floodplain Development*****	N	I	D	A					
<u>5.0210</u>	<u>Single Family Dwelling/Duplex on a HGRO Lot 5.0210.A</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
<u>5.0709</u>	<u>Single Family Dwelling/Duplex on a NRO Lot 5.0709.C</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
LOTS AND PARCELS (6.0000)										
6.0020	Condominium Creation	Y	II	D	A					
6.0020	Condominium - Final Plat	N	I	D	A					
6.0200	Partition	Y	II	D	A					
6.0300	Planned Developments	Y	III		D				A	
6.0100	Property Line Adjustments and Lot Consolidations	N	I	D	A					

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6.0200	Subdivision - Preliminary	Y	II	D	A					
6.0001	Land Division - Final Plat	N	I	D	A					
6.0410	Extension of land use decision	N	I	D	A					
OVERLAY DISTRICTS (5.0000 and A4.000)										
5.0000	Special Purpose District Boundary Revisions	Y	III		D				A	
<u>5.0100</u>	= <u>Floodplain Development</u>	<u>N</u>	<u>II</u>	<u>D</u>	<u>A</u>					
<u>5.0100</u>	= <u>Minor Floodplain Development*****</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
<u>5.0200</u>	<u>Hillside and Geologic Risk Overlay</u>									
<u>5.0209</u>	<u>Programmatic Permit 5.0209.D)</u>	<u>N</u>	<u>II</u>	<u>D</u>	<u>A</u>					
<u>5.0209-5.0211</u>	<u>Stand-alone Permits</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
<u>5.0213</u>	<u>Alternate Review</u>	<u>N</u>	<u>II</u>	<u>D</u>	<u>A</u>					
5.0300	Historic Landmarks									
5.0327	Removal from List	Y	II	D	A		R			
5.0322	Demolition of Historic Landmark	Y	III		D		R	A		
5.0321	Alteration of Historic Landmark	N	III		D		R	A		
5.0326	Addition to list	N	IV				R			D
5.0400	Habitat Conservation Area									
5.0411, 5.0412	Development in HCA	Y	II	D	A					

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5.0413	Minor HCA Variance (5.0413.D or 5.0413.E)	Y	II	D	A					
5.0413	Major HCA Variance (5.0413.D or 5.0413.E)	Y	III		D					A
5.0414	City initiated modification/correction of HCA map	N	I	D	A					
5.0414	Applicant initiated modification/correction of HCA map	Y	II	D	A					
5.0500	Open Space									
5.0500	Open Space Dedication, in Open Space or Natural Resource Site	N	I	D	A					
5.0500	Open Space Dedication in other areas	N	II	D	A					
5.0100 -	Floodplain Development Permit	Y	II	D	A					
5.0100 -	Floodplain Development Permit (if restoration)	N	I	D	A					
<u>5.0700</u>	<u>Natural Resource Overlay</u>									
<u>5.0706</u>	<u>Stand Alone PRA Site Assessment</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
<u>5.0709</u>	<u>Linear utility facilities</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
<u>5.0709</u>	<u>Non-linear utility facilities</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
<u>5.0709</u>	<u>Rights of ways and public access easements</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					

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<u>5.0709</u>	<u>Public trails and paths and park enhancements</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
<u>5.0709</u>	<u>Dangerous Tree Removal</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
<u>5.0709</u>	<u>Programmatic Permit</u>	<u>N</u>	<u>II</u>	<u>D</u>	<u>A</u>					
<u>5.0709</u>	<u>Municipal utility facilities</u>	<u>N</u>	<u>II</u>	<u>D</u>	<u>A</u>					
<u>5.0709</u>	<u>Land divisions</u>	<u>Y</u>	<u>II</u>	<u>D</u>	<u>A</u>					
<u>5.0709</u>	<u>Property line adjustment</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
<u>5.0709</u>	<u>Other development activities in a RA (other than those activities listed above)</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
<u>5.0710</u>	<u>Request for cash-in-lieu of mitigation</u>	<u>Y</u>	<u>II</u>	<u>D</u>	<u>A</u>					
<u>5.0711</u>	<u>Alternative review</u>	<u>Y</u>	<u>II</u>	<u>D</u>	<u>A</u>					
<u>5.0714</u>	<u>Map Correction</u>	<u>N</u>	<u>I</u>	<u>D</u>	<u>A</u>					
RENEWABLE ENERGY SYSTEMS										
10.0910	<u>Solar Energy Systems</u>									
	Small (Scale) Solar Energy System	N	I	D	A					
	Medium (Scale) Solar Energy System	N	I	D	A					
	Large (Scale) Solar Energy System	Y	II	D	A					
10.0920	<u>Wind Energy Systems</u>									
	Small (Scale) Wind Energy System	Y	II	D	A					
	Medium (Scale) Wind Energy System	Y	II	D	A					
	Large (Scale) Wind Energy System	Y	III		D				A	

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10.0930	<u>Biomass Energy Systems</u>									
	Small (Scale) Biomass Energy System	N	I	D	A					
	Large (Scale) Biomass Energy System	Y	II	D	A					
10.0940	<u>Geothermal Energy Systems</u>									
	Small (Scale) Geothermal Energy System	N	I	D	A					
	Large (Scale) Geothermal Energy System	Y	II	D	A					
10.0950	<u>Micro-Hydro Energy Systems</u>									
	Small (Scale) Micro-Hydro Energy System	Y	II	D	A					
	EV Charging Unit ¹ ¹ Building permit only is required	N	I	D	A					
MODIFICATIONS AND VARIANCES										
10.1520	Adjustment to Regulations	N	II	D	A					
11.0107	Application for Staff Interpretation	N	II	D	A					
3.0206	Determination of Similar Use	N	II	D	A					
10.1530	Major Variance****	Y	III		D					A
10.1510	Minor Variance	N	II	D	A					
11.0104	Modification of Conditions*****	N	**							
10.1521	Modification of Regulations	N	II	D	A					
9.0110	Alternative Buffers	N	II	D	A					

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7.0212	Solid Waste Collection Standard exception	N	II	D	A					
TREES (9.1000)										
	Tree removal of:									
9.1000	Hazard Trees	N	I	D	A					
9.1000	Hazard Trees in Overlays and Significant Trees	N	II	D	A					
9.1000	Imminent Hazard Trees	N	I	D	A					
	Tree removal <u>during development</u> for all uses:									
9.1000	Removal of Regulated Trees in excess of the number exempt from a permit and Significant Trees	N	II	D	A					
9.1000	Removal of 3 or fewer Regulated Trees in certain overlay districts	N	I	D	A					
9.1000	Removal of other Regulated Trees in certain overlay districts	N	II	D	A					
	Tree removal <u>post development</u> for all uses and land designated for those uses:									
9.1000	Tree Removal of Regulated Trees in excess of the number exempt from a permit and Significant Trees	N	II	D	A					

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Code Citation	Application	Pre-app required?	Type	Manager	Hearings Officer	Urban Forestry Comm.	Historic Resources Committee	Design Commission	Planning Commission	City Council
9.1000	Removal of Required Trees; and 3 or fewer non-native or invasive Regulated Trees in certain overlay districts	N	I	D	A					
9.1000	Removal of other Regulated Trees in certain overlay districts	N	II	D	A					
9.1000	Significant Tree Designation	N	II	D	A	R				
9.1000	Significant Tree Designation Removal	N	II	D	A	R				
DESIGN REVIEW (7.0000)										
7.0003	Design Review A	N	I	D	A					
7.0003	Design Review B	N	I	D	A					
7.0003	Design Review C	N	II	D	A					
7.0003	Design Review D, Non-Design District	Y	II	D	A					
7.0003	Design Review D, Design District	Y	II	D				A		
7.0003	Design Review D, Design District, Exempt from Design Standards and Guidelines	Y	II	D	A					
7.0003	Design Review E, Design District	Y	III					D		A
SPECIAL USE REVIEW (8.0100)										
8.0110	Special Use Review II	Y	II	D	A					
8.0140	Special Use Review III***	Y	III		D				A	

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	Design District	Y	III					D		A
NON-CONFORMING USES (8.0200)										
8.0250	Establishment	N	I	D	A					
8.0220	Replacement	N	I, II	D	A					
8.0200	Expansion	Y	II	D	A					
INSTITUTIONAL MASTER PLANS (8.0300)										
8.0303	Institutional Master Plan	Y	III						D	A
8.0303	Institutional Master Plan Final	N	I	D					A	
8.0303	Institutional Master Plans Modifications	Y	III						D	A
8.0303	Institutional Master Plans Limited Review	Y	II	D					A	
TEMPORARY, INTERMITTENT AND INTERIM USES (10.1400) AND FOOD AND BEVERAGE CARTS (10.1600)										
10.1400	Temporary or Intermittent Use Permit	N	I	D	A					
10.1400 10.1600	Interim Use or Food and Beverage Cart Permit									
10.1400 10.1600	Applications for replacement Agricultural Product Sales; Commercial Stands, Long Term; or Food and Beverage Carts at sites previously approved for that purpose	N	I	D	A					

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10.1400 10.1600	All reviews for Other Interim Uses Initial review for new sites for Agricultural Product Sales; Commercial Stands, Long Term; or Food and Beverage Carts or for sites where the number of Interim Uses or Food and Beverage Carts is proposed to exceed that previously approved	N	II	D	A					
TRANSPORTATION										
9.0700	Future Street Plans									
9.0700	New or revised, in conjunction with a land division and/or design review	Y	II	D	A					
9.0700	New or revised future street plan, independent of other land use review	Y	III		D					A
9.0700	Revision in conjunction with the Community Development Plan	N	IV						R	D
A13.000	Street Name Change	N	IV						R	D
OTHER										
11.0106	Extension of land use approval	N	I	D	A					
A1.0000	Annexation	Y	IV							D
12.0000	Code or Plan Map Amendment									
12.0000	One parcel or small group of parcels	Y	III						R	D
12.0000	Conditioned	Y	III						R	D

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12.0000	Large area/multiple ownerships	N	IV						R	D
11.0206	Code or Plan Text Amendment	N	IV						R	D
4.1470- 4.1486, 4.1530- 4.1535	Master Plans	Y	III						D	A
A6.010	Sign Permit (Design Commission review if sign is part of a project requiring Commission review)	N	I	D	A			R		
A7.000	Vacations	Y	IV						R	D
4.1432, 4.1452, 4.1572 & 4.1592	ESRA Modification		II	D	A					
10.0700	Resource Utilization Permit	Y	III		D					A
	Miscellaneous Type I	N	I	D	A					
	Miscellaneous Type II	N	II	D	A					
	Miscellaneous Type III	Y	III		D					A
*	Exceptions: Accessory Dwellings in the DCC, DMU, DTM, DRL-1, DRL-2 and CNRM Districts limited to no more than 750 square feet shall be processed as Type I applications. In all other districts, Accessory Dwellings located within a single-family home and limited to no more than 900 square feet shall be processed as a Type I application.									
**	Level of review for modification shall be the same level of review as for the component of the application for which the modification is sought, unless specified otherwise.									

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***	Unless noted in Section 8.0100 that the Planning Commission is the decision authority. In that case, the City Council is the appeal authority.									
****	All variances to height in the GBSV District are Major Variances. The decision authority is the Planning Commission, with appeals heard by the City Council.									
*****	Modifications to DR-E application approvals are governed by the provisions of Section 11.0108.									
*****	Development listed in Section 5.0104(A)(2).									