

Table 11.0204 - Land Use Applications and Review Authorities

R = Recommendation D = Decision Authority A = Appeal Authority

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
Residential										
4.0134	Single Detached/Middle Housing on a lot	N	I	D	A					
5.0210	Single Detached/Middle Housing HGRO	N	I	D	A					
5.0710	Single Detached/Middle Housing NRO	N	I	D	A					
10.0100	Accessory Dwelling Unit									
	Interior Conversions & Detached 750 sq ft ADUs in DCC, DTM, DRL-1, DRL-2, & CNRM	N	I	D	A					
	All other ADUs	N	II	D	A					
10.0500	Home Occupation	N	I	D	A					
10.1300	Temporary Health Hardship	N	I	D	A					

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Overlays										
5.0000	Special Purpose District Boundary Revisions	Y	III		D				A	
5.0100	Floodplain									
	Minor Floodplain Development (listed in Section 5.0104(A)(2))	N	II	D	A					
	Floodplain Development	N	I	D	A					
5.0200	Hillside & Geologic Risk									
5.0209.D	Programmatic Permit	N	II	D	A					
5.0209 - 5.0211	Stand-alone Permits	N	I	D	A					

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Overlays										
5.0213	Alternate Review	N	II	D	A					
5.0300	Historic & Cultural Landmarks									
5.0322	Addition to Historic and Cultural Landmarks List	N	IV				R			D
5.0322	Designation of National Register Resources as Historic and Cultural Landmarks	N	I	D	A					
5.0323	Removal from List per 5.0323(A)(1)	N	I	D	A					
5.0323	Change in Status or Removal from List per 5.0323(A)(2)(a) or (b)	Y	II	D	A		R			
5.0323	Removal from List per 5.0323(A)(2)(c)	N	I	D	A					
5.0333	Relocation or Exterior Alterations of Class 1 Historic Landmarks	N	III		D		R	A		
5.0334	Demolition of Historic Landmark	Y	III		D		R	A		
5.0335	Demolition or Relocation of National Register Resource	Y	III		D		R	A		
5.0500	Open Space									
	Open Space Dedication, in Open Space or Natural Resource Site	N	I	D	A					
	Open Space Dedication in other areas	N	II	D	A					
5.0700	Natural Resource									
5.0706	Stand Alone PRA Site Assessment	N	I	D	A					
5.0709	Linear utility facilities	N	I	D	A					
5.0709	Non-linear utility facilities	N	I	D	A					
5.0709	Rights of ways and public access easements	N	I	D	A					
5.0709	Public trails and paths and park	N	I	D	A					

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Overlays										
	enhancements									
5.0709	Dangerous Tree Removal	N	I	D	A					
5.0709	Programmatic Permit	N	II	D	A					
5.0709	Municipal utility facilities	N	II	D	A					
5.0709	Land divisions	Y	II	D	A					
5.0709	Property line adjustment	N	I	D	A					
5.0709	Other development activities in a RA (other than those activities listed above)	N	I	D	A					
5.0710	Request for cash-in-lieu of mitigation	Y	II	D	A					
5.0711	Alternative Review	Y	II	D	A					
5.0714	Map Correction	N	I	D	A					

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Land Divisions										
6.0100	Property Line Adjustments and Lot Consolidations	N	I	D	A					
6.0020	Condominium Creation	Y	II	D	A					
6.0020	Condominium - Final Plat	N	I	D	A					
6.0200	Partition/Subdivision - Preliminary	Y	II	D	A					
6.0300	Planned Developments	Y	III		D				A	
6.0400	Land Division - Final Plat	N	I	D	A					

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Land Divisions										
6.0411	Reinstatement of Tentative Plan	N	II	D	A					

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Design Review										
7.0003	Design Review A	N	I	D	A					
7.0003	Design Review B	N	I	D	A					
7.0003	Design Review C	N ²	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

Table Note

² Pre-application meetings required only for development described in 7.0003(C)(3)(b) and (c).

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Special & Nonconforming Uses										
8.0110	Special Use Review II	Y	II	D	A					
8.0140	Special Use Review III ³	Y	III		D				A	

Table Note

³ Unless noted in Section 8.0100 that the Planning Commission is the decision authority. In that case, the City Council is the appeal authority.

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
Non-Conforming Uses										
8.0250	Establishment	N	I	D	A					
8.0220	Replacement	N	I, II	D	A					
8.0220	Expansion	Y	II	D	A					

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
Master Plans										
8.0300	Institutional Master Plans									
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	

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Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
4.1470 4.1530	New Community Master Plans	Y	III						D	A

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
Trees										
9.1000	Tree Removal									
9.1021 9.1032	Imminent Hazard Trees	N	I	D	A					
9.1021 9.1032	Hazard Trees	N	I	D	A					
9.1056	Significant Trees	N	II	D	A					
9.1021 9.1032	Removal of Regulated Trees in excess of the number exempt from a permit	N	II	D	A					
9.1050	Significant Trees									
9.1052	Significant Tree Designation	N	II	D	A	R				
9.1053	Significant Tree Designation Removal	N	II	D	A	R				

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	Small (Scale) Biomass Energy System	N	I	D	A					
	Large (Scale) Biomass Energy System	Y	II	D	A					
10.0940	Geothermal Energy Systems									
	Small (Scale) Geothermal Energy System	N	I	D	A					
	Large (Scale) Geothermal Energy System	Y	II	D	A					
10.0950	Micro-Hydro Energy Systems									
	Small (Scale) Micro-Hydro Energy System	Y	II	D	A					
	EV Charging Unit (¹ Building permit only is required)	N	I	D	A					

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
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

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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
12.0000	Large area/multiple ownerships	N	IV						R	D
11.0206	Code or Plan Text Amendment (Council Initiated)	N	IV						R	D
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
10.0700	Resource Utilization Permit	Y	III		D					A

Code	Application	Pre-App	Type	Manager	Hearings Officer	UFS	HRS	DC	PC	CC
Unlisted										
	Miscellaneous Type I	N	I	D	A					
	Miscellaneous Type II	N	II	D	A					
	Miscellaneous Type III	Y	III		D					A