

Appendix Chapter Y
Criteria for Review and Decision of Specialized Permits and Approvals

Relating to Section 17.93.080 (Public Ways - Public Property):

A. All information required by the application form must be submitted. No lines shall contain 'blanks', or the words "unknown" or "to be determined". Any lines which are not applicable may contain the words "not applicable".

B. A detailed site development plan shall be attached to the application form. The level of detail must be sufficient to quantify all proposed development. A vicinity plan or map must be attached showing the location of the proposal relative to identified features or landmarks (e.g. sidewalks, building walls, trees, etc.) Dimensions must be indicated. Both a plan view (site plan) and an elevation plan or sketch depicting the nature and scope of the proposal must be attached.

C. Any application form which is not consistent with A. and B. above will be returned as incomplete.

D. The applicant may request a site visit by the city's Property Manager to identify underground utilities, possible obstructions and/or other potential problematic issues prior to applying for a permit. Failure to identify site conditions will delay the review process for the application.

E. When two or more applications are received for use of the same area of property during overlapping times, the director shall give precedence to the application with the earliest filing date; provided, the director shall first attempt to negotiate with all affected applicants to identify whether or not alternative site plans can be submitted by said applicants to accommodate all such applications.

F. The nature and scope of the proposal shall not violate any provision of this title, including, but not limited to: Chapter 17.09 (Building, Fire Codes & Public Works Standards), 17.18 (Shoreline Master Program), 17.21 (Flood Hazard Zone), 17.24 (Wetlands Development), 17.86 (Signs), 17.87 (Adult Uses), 17.93 (Use of Public Property), or 17.99 (Stormwater).

G. The nature and scope of the proposal shall not constitute or include:

1. commercial advertising of any business, product, service or any other for-profit activity.
2. obscene, lewd, pornographic, adult oriented or other lascivious display or activity as defined in the Municipal Code or in reasonable jurisprudence.
3. any kind or type of endorsement of any political candidate, initiative, referendum, cause or other political activity.
4. any reference, inference, verbiage or suggestion of any discriminatory or derogatory action or activity toward any protected class of persons or any individual.
5. any animated parts.
6. flashing, sequencing or blinking lighting of any sort or type; provided, the director may consider miniature (C-9 size or smaller) blinking lighting customarily and historically associated with seasonal lighting displays.

H. Any permitted use of the public property shall be limited to not more than five consecutive days in any 12 month period; provided, seasonal displays customarily and historically erected during a publicly celebrated season may be displayed for the usual and customary period of time associated with such displays during the specific season. The applicant shall provide reasonable documentation or a reference to information sources identifying the usual and customary length of time or time period associated with the public celebration of the subject season (e.g.; one week prior to July 4th through July 4th for Independence Day).

I. The proposal shall not involve any permanent construction upon the public way or public property.

J. The proposal shall not be connected to, or use, any utility which is normally paid for by the city, except:

1. An applicant may sign an agreement identifying the pro-rata cost of utility usage and specifying the method of payment to the city for such usage, and
2. The city shall specify conditions or methods of connection to such utilities which shall become conditions of approval of any permit issued for such usage.

K. The proposed 'development' identified in any use application shall include an identification sign, a minimum of two and maximum of six square feet, identifying only the name of the organization sponsoring the 'development'. Lettering on such a sign shall be minimum 2" high with minimum 1/4" stroke.

L. Any/all wording or lettering used as part of the 'development' shall be consistent with all provisions of this title. [Ord. 769B § 28, 2004.]

Relating to Section 17.78.020.R315 (Manufactured Homes as Conditional Uses in R-1 Zones):

1. Manufactured homes shall not be placed within approved historic districts.

2. Assembled units shall not have been previously sited or used for residential or commercial occupancy except as a display model associated with a licensed manufactured home seller.

3. Assembled units shall be a minimum 22' wide and installed on a permanent foundation system consistent with the manufacturers specifications and any critical area requirements.

4. Assembled units shall have a perimeter foundation of minimum 6" CMU or equivalent concrete with required foundation venting to appear as a structural foundation, whether or not it actually is structural.
5. Assembled units shall have a minimum 3:12 pitch gable or hip type roof with composition or wood shingles.
6. An intersecting roof, dormer, french hip or similar architectural assembly shall occur along the front roofline so as to cause a visual break in the roofline.
7. Assembled units shall have the tongue or other towing apparatus removed. [Ord. 769B § 28, 2004.]