

Board of County Commissioners on certain Class 4 applications and on long range planning matters, and shall perform other duties as assigned by the Board of County Commissioners. The Planning Commission shall also have the authority to make decisions on selected Class 2 applications;

3. The Community Development Director shall have the authority to make decisions on Class 1 applications. It shall be the duty of the Community Development Director and his or her designee(s) to administer the provisions of this Title and to coordinate the implementation of all planning requirements and activities in the County, and to interpret the provisions of this Code. The Community Development Director and all authorized County representatives are hereby empowered to cause any structure or tract of land to be inspected and examined, and to order, in writing, the remedying of any condition found to exist in violation of any provision of Pend Oreille County Code or ordinances; and
4. The County Prosecuting Attorney shall advise the Board of County Commissioners, Planning Commission, and County Staff regarding the legal interpretations, applications, and the enforcement of this Title.
5. The County appointed Hearing Examiner shall be responsible for making decisions on certain Class 2 permits, hearing appeals of certain Class 2 decisions, and performing other duties as assigned by the Board of County Commissioners.

**xx.14.020 Project Review Classifications.** Four classes of review are established for the purposes of administering this Title. These four classes, their appropriate decision-maker, hearing body, appellate body, and the types of permits included in each class are contained in the following Table:

<b>Class of Review</b>	<b>Types of Permit</b>	<b>Hearing Body</b>	<b>Decision Maker</b>	<b>Appellate Body</b>
Class 1A	<ul style="list-style-type: none"> <li>- Boundary Line Adjustment</li> <li>- Building Permit</li> <li>- Certificate of Occupancy</li> <li>- Clearing and Grading Permit</li> <li>- Code Enforcement Action</li> <li>- Code Interpretation</li> <li>- De Facto Segregation</li> <li>- Large Lot Segregation/Aggregation</li> <li>- Shoreline Authorization</li> <li>- SEPA Action (1)</li> <li>- Special Use Permit</li> <li>- Flood Plain Development Permit</li> <li>- Vacation Rental Permit (Renewal)</li> </ul>	None	Planning Director	Planning Commission
Class 1B	<ul style="list-style-type: none"> <li>- Flood Plain Development Permit</li> <li>- SEPA Action (1)</li> <li>- Shoreline Conditional Use Permit (4)</li> <li>- Shoreline Substantial Development Permit</li> <li>- Shoreline Variance (4)</li> <li>- Short Plat (4 lots or less)</li> </ul>	None (2)	Planning Director	Planning Commission

	- Variance (3)			
Class 2A	-Preliminary Binding Site Plan Approval -Preliminary Plat Approval (5+ lots) - Recreation/Tourism Facility -RV Park -RV Resort - Vacation Rental -Variance (3) - Conditional Use Permit - Master Planned Resort -Reasonable Use Exception	Planning Commission	Planning Commission	Hearings Examiner
Class 2B				
Class 3	-Final Plat Approval (5 lots or more) -Final Binding Site Plan Approval - Development Agreement (6)	None	Board of County Commissioners	Superior Court
Class 4	- Comprehensive Plan Amendments - Future Land Use Map Amendments - Development Regulation Revisions - Shoreline Master Program Amendment (5) - Site Specific Rezones	Planning Commission	Board of County Commissioners	Growth Management Hearings Board

**Footnotes:**

- (1) SEPA actions that do not require public notice are processed as a Class 1 Permit and SEPA actions that require a public notice are processed as a Class 2 Permit.
- (2) Class 1B Permits do not include a public hearing but do provide an opportunity to submit written comments.
- (3) Variances are processed with the associated permits through the same class of review.
- (4) Shoreline conditional use permits and shoreline variances are subject to review and approval by the Department of Ecology and appeals are heard by the Shorelines Hearings Board.
- (5) Amendments to the Shoreline Master Program are subject to review and approval by the Department of Ecology and appeals are heard by the Growth Management Hearings Board.
- (6) Development agreements shall be reviewed and approved by the BOCC in accordance with the provisions of state law.

**xx.14.030 Procedures for Class 1 Review.** Class 1 permit applications involve administrative action by the Community Development Director without a prior open record public hearing. The