

HEARING EXAMINER JURISDICTIONS

LAND USE & ENVIRONMENTAL [Administered by Department of Planning and Development]]

Appeals:

Commute Trip Reduction ([SMC 25.02.080](#))[Admin. by SDOT]
Downtown Housing Maintenance ([SMC 22.220.140](#))
Energy Benchmarking Citations ([SMC 22.920.140](#))
Environmental Determinations ([SMC 25.05.680](#))[Admin. by any City dept. as lead agency]
 Determinations of Non-Significance(DNS)/ No EIS required ([SMC 25.05.340](#))
 Determinations of EIS Adequacy ([SMC 25.05. Subchp. IV](#))
 SEPA Conditions ([SMC 25.05.660](#))
Environmentally Critical Areas
 Conditional Use ([SMC 25.09.260](#))
 Reasonable Use Exception ([SMC 25.09.300](#))
 Variance ([SMC 25.09.160](#), [25.09.180](#), [25.09.280](#))
Habitable Building Standards Variances ([SMC 22.206.217](#))
Housing & Building Maintenance Code violations ([SMC 22.208.050](#))
Land Use Code Citations ([SMC 23.91.006](#))
Land Use Code Interpretations ([SMC 23.88.020](#))
Master Use Permit [Type II] decisions ([SMC 23.76.006](#), [SMC 23.76.022](#)):
 Administrative Conditional Uses
 Consistency with Planned Action Ordinance and EIS
 Design Review
 Downtown Planned Community Developments
 Establishing Light Rail Transit Facilities
 Establishing Monorail Transit Facilities
 Major Phased Developments
 Short Subdivisions
 Special Exceptions
 Temporary Uses
 Variances
Noise Code Variances ([SMC 25.08.610](#), [SMC 25.08.655](#))
Noise Code Citations ([SMC 25.08.910](#))
Pioneer Square Minimum Maintenance Violations ([SMC 25.28.300](#))
Relocation Assistance: (City action causes displacement) ([SMC 20.84.225](#), [SMC 20.84.640](#))
Stop Work Orders ([SMC 23.76.034](#))
Stormwater, Grading & Drainage exceptions ([SMC 22.800.040](#))
Tenant Relocation Assistance Eligibility Determinations ([SMC 22.210.150](#))
Weed and Vegetation Citations ([SMC 10.52.032](#)) [Admin. by DPD]

Land use decisions on Type III applications

Subdivisions ([SMC 23.76.024](#) and [SMC 23.22.052](#))

Recommendations to Council on Type IV applications ([SMC 23.76.036](#), [SMC 23.76.052](#)):

Council Conditional Uses
Major Amendment to Property Use and Development Agreement ([SMC 23.76.058](#))
Major Institution Master Plans ([SMC 23.69.030](#))
Public Facilities
Rezone Petitions ([SMC 23.34](#))

SCHOOL REUSE & DEPARTURES [Administered by Department of Neighborhoods]

School Development Standard Departures ([SMC 23.79.012](#)) within MUP decision
School Reuse/SUAC ([SMC 23.78.014](#)) within MUP decision

CIVIL RIGHTS COMPLAINTS [Administered by the Office for Civil Rights]

Employment Discrimination Complaints ([SMC 14.04.170](#))
Fair Housing/Business Practice Complaints ([SMC 14.08.170](#))
Public Accommodations Complaints ([SMC 14.06.110](#))
Fair Contracting Practices ([SMC 14.10.120](#))
Paid Sick/Safe Leave Complaints ([SMC 14.16.080](#))

LANDMARKS AND SPECIAL DISTRICTS [Administered by the Dept. of Neighborhoods]

Certificates of Approval for Designated Landmarks ([SMC 25.12.740](#))
Landmark Controls & Incentives ([SMC 25.12.530](#)) [Recommendations to City Council]
Landmarks Code Interpretations ([SMC 25.12.845](#))
Special Review Districts' Certificate of Approval and Code Interpretations
Ballard Avenue Landmark District ([SMC 25.16.110](#) & [SMC 25.16.115](#))
Columbia City Landmark District ([SMC 25.20.110](#) & [SMC 25.20.115](#))
Fort Lawton Landmark District ([SMC 25.21.130](#) & [25.21.135](#))
Harvard Belmont Landmark District ([SMC 25.22.130](#) & [SMC 25.22.135](#))
International District ([SMC 23.66.030](#))
Pike Place Market Historical District ([SMC 25.24.080](#) & [SMC 25.24.085](#))
Pioneer Square Historical District ([SMC 23.66.030](#))

HEALTH AND PUBLIC SAFETY CODE VIOLATIONS

Graffiti Nuisance Violations ([SMC 10.07.050](#)) [Administered by Seattle Public Utilities]
Health Code Permit Actions ([SMC 10.01.220](#)) [Admin. by Seattle-King County Public Health]
Infectious Waste Management Ordinance Violations ([SMC 21.43.090.E](#)) [Admin. by Seattle-King County Public Health]
Radiofrequency Radiation Ordinance Violations ([SMC 25.10.540](#)) [Admin. by Seattle-King County Public Health]

CITY TAXES AND LICENSES [Admin. by Executive Admin., Revenue & Consumer Affairs]:

Admission Tax Exemptions ([SMC 5.40.028](#), [SMC 5.40.085](#))
All Ages Dance and Venues ([SMC 6.295.180](#))
Bond Claims ([SMC 6.202.290](#))
Business and Occupation Tax Assessments ([SMC 5.55.140](#))
Horse Drawn Carriage Licenses ([SMC 6.315.430](#))
License Denials, Suspensions & revocations ([SMC 5.55.230](#), [SMC 6.02.080](#), [SMC 6.02.285](#), [SMC 6.02.290](#), [SMC 6.202.240](#), [SMC 6.202.270](#))
Animal Control:
 Animal License Denials ([SMC 9.25.120](#))
 Determinations of Viciousness/Order of Humane Disposal ([SMC 9.25.036](#))
Adult Entertainment ([SMC 6.270](#))
For-Hire Vehicles & Drivers ([SMC 6.310.635](#))
Gas Piping ([SMC 6.430.210](#))
Panorama and Peepshows ([SMC 6.42.080](#))
Refrigeration Systems ([SMC 6.410.210](#))
Steam Engineers and Boiler Firemen ([SMC 6.420.210](#))
Unit Pricing ([SMC 7.12.090](#))

CABLE COMMUNICATIONS – [Administered by the Office of Cable Communications]

Franchise Termination ([SMC 21.60.170](#))
Rates and Charges Increases ([SMC 21.60.310](#))
Extension of Time for Providing Service ([SMC 21.60.380](#))

MISCELLANEOUS JURISDICTIONS

Civil Service Appeals ([SMC 4.04.250](#)) [Delegation from Civil Service Commission]
Ethics Code Violations ([SMC 3.70.100](#)) [Delegation from Ethics & Elections Commission]
Improvement District Assessment Appeals as provided by Ordinance
LID Assessment Rolls ([SMC 20.04.090](#)) [Administered by SDOT]
Restricted Parking Zone Appeal ([SMC 11.16.317](#)) [Administered by SDOT]
Review of Floating Home Moorage Fees ([SMC 7.20.080](#), [SMC 7.20.090](#), [SMC 7.20.110](#))
Property Tax Exemption Elimination ([SMC 5.72.110](#), [SMC 5.73.100](#)) [Admin. by Office of Housing]
Side Sewer Contractor Registration Appeal ([SMC 21.16.065](#)) [Admin. by SPU]
SDOT Citation Appeals ([SMC 15.91.006](#)) [Admin. by SDOT]
Street Use Appeals ([SMC 15.90](#)) [Admin. by SDOT.]
Third Party Utility Billing Complaints ([SMC 7.25.050](#))