MMC Chapter 22.12 Definitions

Action	Adopted Definition in MMC	Required or Recommended Amendment
Revise	~~*Closed Record Appeal* - an appeal to the city council or hearing examiner, following an open record hearing on a project permit application, when the appeal is based on the existing record with no or limited new evidence or information allowed to be submitted and only appeal arguments are allowed~~.	*Closed Record Appeal* – an administrative appeal on the record to a local government body or officer, including the legislative body, following an open record hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.
No Change	*Development action* - An action of the city, such as a land use amendment to the comprehensive plan or a rezoning.	
No Change	*Development approval* - Any written authorization from the city which authorizes the commencement of a development activity, including but not limited to building permits and subdivision approval.	
Revise	~~*Development permit* - Any permit issued by the city of Monroe, or other authorized agency, for construction, land use, or the alteration of land.~~	*Project Permit or Project Permit Application* – any land use or environmental permit or license required from a local government for a project action, including but not limited to subdivisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, site plan review, permits or approval required by critical area ordinances, and site-specific rezones which do not require a comprehensive plan amendment, but excluding the adoption or amendment of a comprehensive plan, subarea plan, or development regulations except as otherwise specifically included in RCW 36.70B.020(4). Project Permit or Project Permit Application specifically excludes building permits.
Add		*Project Permit, Non-responsive applicant* – an applicant that is not making demonstratable progress on providing additional requested information to the local government, or that there is no on-going communication for the applicant to the local government on the applicant's ability of willingness to provide the additional information.
Add new definition	*Governing authority* - The city council of the city of Monroe.	*Local Government* - the City of Monroe.

	Governmental entity - The state of Washington, Snohomish County, the city, municipally owned utilities, and special purpose districts including the school, fire and library districts. **Recommendation:** follow up with City Attorney	
Add		*Interior Alteration* – construction actives that do not modify the existing site layout or its current use and involve no exterior work adding to the building footprint.
Revise	*Open Record Hearing* - A hearing, conducted by a single hearing body, that creates the record through testimony and submission of evidence and information, under procedures prescribed by the hearing body. An open record hearing may be held prior to a decision being issued on a project permit, to be known as an open record pre-decision hearing. An open record hearing may be held on an appeal, to be known as an open record appeal hearing, if no open record pre-decision hearing has been held on the project permit. **Recommendation:** break out the three definitions in RCW 36.70B.020 as stated in the right column	*Open Record Hearing* – a hearing, conducted by a single hearing body or officer authorized by the local government to conduct such hearings, that creates the local government's record through testimony and submission of evidence and information, under procedures prescribed by the local government by ordinance or resolution.
Add		*Open Record Pre-Decision Hearing* – an open record hearing held prior to a local government's decision on a project permit.
Add		*Open Record Appeal Hearing* – an open record hearing held prior to a local government's decision on a project permit
Add		*Public Meeting* – an informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the local government's decision. A public meeting may include, but is not limited to, a design review or architectural control board meeting, a special review district or community council meeting, or a scoping meeting on a draft environmental impact statement. A

		public meeting does not include an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the local government's project permit application file.