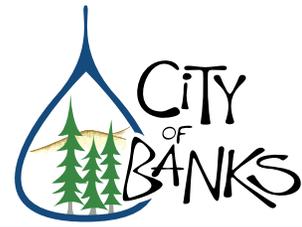


# Appeals

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If you decide to appeal a decision made by the Planning Official, the Planning Commission or the City Council there is a process in place to accomplish this.

## Appeal Process

- An appeal of a decision made by the Planning Official or his designee may be made by an affected party to the Planning Commission within 21 days of the decision and the appeal fee paid. If no appeal is received, the decision becomes final. If the appeal is received within the 21 day period, the Planning Commission will conduct a public hearing at their next regularly scheduled meeting to hear the appeal.
- An appeal to the City Council of an action or ruling of the Planning Commission may be made by anyone who participated in the hearing, either in person or by written communication and the appeal fee paid. The appeal must be made within 21 days of the Planning Commission's decision, must be made in writing and filed with the Community Development Director or his designee. If the appeal is not filed within that period, the decision is final. If an appeal is filed, the City Council will receive a report and recommendation from the Planning Commission including the findings of the Planning Commission, the relevant staff report and actions recommended. The City Council will hold a public hearing on the appeal before making a decision.