

LAND USE / CODE VIOLATION APPEAL APPLICATION

CITY OF ZILLAH, WASHINGTON

FILE NUMBER: _____

1) FEES:

Date paid: _____

Appeal Fee: \$200 plus Staff, Consultant & Professional Fee's if over the initial fee.

Staff, Consultant and Professional Fees. Application and processing fees for land use matters are subject to additional costs incurred by City in excess of filing fee related to staff, consultant and professional time and charges related to the review and processing of the land use or permit application. Such charges shall be calculated as follows:

(a) **Staff Review and Charges.** The fee schedule contemplates routine time requirements for staff review and processing of a land use or permit application. Some applications will require additional staff time and cost. If, in the opinion of the City Clerk, a particular application will require staff time in excess of what the fee anticipates, the City may require payment for staff time at the specified rate.

(b) **Consultant and Professional Review.** In the event that a project requires professional services beyond that which is included in the base fee, the applicant shall reimburse the City for the actual cost of said professional services. In addition to the application fee (including staff review charges), any applicant for land use or permit approval shall reimburse the City for costs, including but not limited to, professional engineers, mailing fees, advertisement fees and other consultants and/or professionals contracted or retained by the City to review, evaluate and/or inspect applicant's proposal when the City is unable to do so with existing staff resources. By way of illustration and not limitation, these professional services may include engineering and technical review, legal review, planning review, environmental review, critical areas review, financial and accounting review, soils review, and mechanical and structural engineering review.

(c) **Deposit.** City may require the applicant to deposit an amount determined by City as reasonable estimate for anticipated excess costs and charges related to review and processing of the application. Such estimate may be revised periodically based on the judgment of City staff. Such deposit shall be made as a condition to further processing of the land use or permit application.

2) APPELLANT INFORMATION:

Name:	Mailing address:
Subject property address/location:	Phone # 1 Phone #2

3) LAND USE DECISION INFORMATION:

File Number:
Specific reason for appeal – attach additional pages if needed:

4) IMPORTANT – Please Read

The notice of appeal shall specify the claimed error(s) and issues(s) which the City Council or Planning Commission is being asked to consider on this appeal and shall specifically state all grounds for such appeal. Issues or grounds of appeal which are not identified may not be considered by the City Council. All provisions of laws and ordinances governing the appeal will be complied with whether specified herein or not.

5) DECLARATION: *I/We declare under penalty of the perjury laws that the information I/we have provided on this Land Use/Code Violation Appeal application is true, correct, and complete.*

Signature _____
Date

Application Received: _____ Approved by: _____
Appeal of <input type="checkbox"/> Class 1, <input type="checkbox"/> Class 2, or <input type="checkbox"/> Class 3 decision
Public Hearing held on: _____