

Admin. Appeals Text Amendment



Appeals Chapter 21A.16

- Regulates appeals of administrative decisions

Decisions by:

- Planning Commission
- Historic Landmarks Commission
- Other Administrative decisions
 - Zoning Administrator/Planning Director/Staff
- Appeals heard by an appointed Appeals Hearing Officer
- Technical changes to Appeals chapter
- Comply with recent state code and case law

Admin. Appeals Text Amendment



- Clarify authority of Appeals Hearing Officer
 - Authority over City code appeals only, not state code
- Align allowed appellant definition with State Code
 - (2) "Adversely affected party" means a person other than a land use applicant who:
 - (a) owns real property adjoining the property that is the subject of a land use application or land use decision; or
 - (b) will suffer a damage different in kind than, or an injury distinct from, that of the general community as a result of the land use decision.
- Stays of decisions with appeals
 - Appeals will not automatically stay decisions
 - Appeals Hearing Officer would decide on stay requests from appellants
 - Appellant must demonstrate potential substantial harm
- Other wording, clarification changes for consistency