



Planning and Zoning
Department of Transportation and Development
Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045
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www.clackamas.us/planning

STAFF USE ONLY

Staff Initials:

File Number:

APPEAL FORM

Appeal Fee: \$250.00

*** Appeal Fee for Middle Housing Land Divisions and Expedited Land Divisions: \$300 deposit for costs. If the appeal does not materially improve the appellant's position, an additional \$200 will be assessed for appeal costs.**

File number being appealed:	Date of decision being appealed:	Decision being appealed: <input type="checkbox"/> Approval <input type="checkbox"/> Denial
Name of original applicant:		
Original applicant's request:		
Appellant's name:		
Appellant's mailing address:		
Appellant's phone:	Appellant's email:	
Reason(s) for appeal:		

To be completed only when appeal is filed by a Community Planning Organization (CPO):

Date of CPO meeting authorizing appeal:	Type of CPO meeting held: <input type="checkbox"/> General <input type="checkbox"/> Board <input type="checkbox"/> Other: _____
Votes on this appeal: _____ in Favor _____ Opposed _____ Abstentions	

I hereby certify that the statements contained above are in all respects true and correct to the best of my knowledge.

Appellant's signature:

Date:

An appeal of the Planning Director's decision or any condition of approval on a Type II application causes the application to be reviewed *de novo* by the Land Use Hearings Officer or, in the case of an application for an interpretation of the Comprehensive Plan, by the Planning Commission. In a *de novo* proceeding, all criteria and standards relevant to the application will be reviewed. Conditions of approval may be modified or new conditions added. An appeal of the Planning Commission's decision on an interpretation of the Comprehensive Plan causes the application to be reviewed *de novo* by the Board of County Commissioners. An appeal of the Land Use Hearings Officer's decision on an application for an interpretation of the Zoning and Development Ordinance causes the application to be reviewed *de novo* by the Board of County Commissioners, if the Board chooses to review the decision.*

* An appeal of the Planning Director's decision or any condition of approval on a middle housing or expedited land division will be reviewed pursuant to Oregon Revised Statutes (ORS) 197.375.

REFUND POLICY: The appeal fee is not refundable *unless* the appellant prevails, in which case the entire appeal fee will be refunded.