Appeal Application Form

Office Use Only

DATE:_____ PROJ:_____ LAND:_____ ACCEPTED BY:_____

Type of Review Process I II III IV V VI Plan Type:_____

This appeal application form is for appeals of Technical Committee and Hearing Examiner decisions only.

Do not use this form if you are appealing a decision on a:

- Shoreline Permit
- Shoreline Variance
- Shoreline Conditional Use Permit
- Hearing Examiner decision on a SEPA appeal
- City Council approval or denial

Appeals may be delivered to the Development Services Center by mail, personal delivery, or by fax before 5.00pm on the last day of the appeal period. Appeals my be mailed to:

City of Redmond
Development Services Center, 2SPL
P.O. Box 97010
Redmond, Washington 98073

Appeals may alternatively be faxed to the Development Services Center at 425-556-2400, Attention: Planner On Call (or assigned Planner, if known).

Appeals of City Council decisions may be appealed to Superior Court by filing a land use petition which meets the requirements set forth in RCW Chapter 36.70C. The petition must be filed and served upon all necessary parties as set forth in State law and within the 21-day time period as forth in RCW Section 36.70C.040. Requirements for fully exhausting City administrative appeal opportunities must be fulfilled.

Section A. General Information

Name of Appellant: _____

Address: _____

City: _____ State: _____ Zip: _____ Phone #: _____

What is your relationship to the project?

☐ Interested Citizen ☐ Project Applicant ☐ Government Agency

Name of project that is being appealed: _____

File number of project that is being appealed: _____

Date of decision on project your are appealing: _____ Expiration date of appeal period: _____

Please choose the applicable appeal:

☐ Appeal to the Hearing Examiner of a Technical Committee Decision

☐ Appeal to City Council of a Hearing Examiner decision on an appeal

☐ Appeal to City Council of a Hearing Examiner Decision

Pursuant to the Redmond Zoning Code, only certain individuals have standing to appeal a decision on application or appeal. Below, please provide a statement describing your standing to appeal. (Please review the back page to determine if you have standing to appeal.)

SECTION B. BASIS FOR APPEAL

If you are appealing a Technical Committee Decision, please fill out items 1, 2, and 3 **only**. If you are appealing a Hearing Examiner's decision, or a Hearing Examiner's decision on an appeal, you only need to fill out item 4 below. Attach additional sheets if necessary.

1. Please state the facts demonstrating how you are adversely affected by the decision (attach additional sheets as necessary):

2. Please provide a concise statement identifying each alleged error and how t he decision has failed to meet the applicable decision criteria (attach additional sheets as necessary):

3. Please state the specific relief requested (attach additional sheets as necessary):

4. Please provide a written statement of the findings of fact or conclusions (as outlined in the Hearing Examiner's decision) which are being appealed (attach additional sheets as necessary):

Standing to Appeal

Technical Committee Decisions

For appeals of a Technical Committee Decision on a Type I or II permit, the project applicant or any person who submitted written comments (party of record) prior to the date of the decision was issued may appeal the decision. The written appeal must be received by the City of Redmond's Development Services Center no later than 5.00pm on the 14th day following the date of the decision by the Department.

Hearing Examiner Decision on Appeals of Technical Committee Decisions

For appeals of a Hearing Examiner Decision on an Appeal of a Technical Committee Decisions, the project applicant, any person who participated in the public hearing as provided in RZC 21.76.060, or the City may appeal.

Hearing Examiner Decisions

For appeals of a Hearing Examiner Decision, the project applicant, any person who participated in the public hearing as provided for in RZC 21.76.060, or the City may appeal.