

1-9A-5: APPEALS:

Any owner of private property whose interest in the property is subject to a physical or regulatory taking by the city, pursuant to a final and authoritative decision or action of the city, may appeal the city's decision or action by filing a written notice of appeal and statement of the grounds for the appeal in the city recorder's office within thirty (30) days from the date of the city's decision or action. The city council or its designee shall hear all evidence regarding the appeal and render its decision and findings in writing within fourteen (14) days from the date the appeal was filed. If the city fails to hear and decide the appeal within fourteen (14) days, the city's decision or action is presumed to be approved. (Ord. 05-20-03C, 5-20-2003)