

Chapter 17.69FEESSections:

17.69.010 Schedule of fees.

17.69.010 Schedule of fees. The following fees shall be collected by the planning department or the chief building inspector prior to the filing of the following applications:

A. Zoning permits:	
1. Building permit	\$ 25.00
2. Occupancy permit	5.00
B. Amendments:	
1. Amendment to official zoning map	500.00
2. Amendment to language of this title	200.00
C. Development plans	500.00
D. Appeals and variances	25.00
E. Special plan for off-street parking	10.00
F. Temporary use permit	100.00
G. Fence permit	5.00
H. Sign permit	500.00

(Ord. 68 §5(n), 1980)

Chapter 17.72VARIANCESSections:

17.72.010 Purpose.
 17.72.020 Filing requirements.
 17.72.025 Procedure for variance.
 17.72.030 Findings required.

17.72.010 Purpose. The purpose of any variance shall be to modify the strict application of the requirements of this title where it can be shown that, by reason of exceptional topography or other extraordinary or exceptional circumstances, literal enforcement of the terms of this title will result in an unnecessary hardship to the extent that the property might be prohibited from being used in a manner similar to other property in the same district. (Ord. 68 §5 (1) (2), 1980)

17.72.020 Filing requirements. An application for variance shall be filed with the planning and zoning commission on a form provided by the town, and shall include materials setting forth the following information:

- A. The name and address of the owner or applicant.
- B. The legal description or other information necessary to identify the site.
- C. A site plan showing all existing and proposed structures or improvements on the site, and showing all natural conditions relevant to the application.
- D. A statement of the precise nature of the variance request, the provision of the zoning ordinance involved, the extraordinary circumstances involved which result in unnecessary hardship, and the specific nature of the unnecessary hardship.
- E. A statement that the need for variance was not self-inflicted.
- F. Satisfactory evidence of the service of notice and a copy of the application on all owners of land within one hundred forty feet, not including intervening streets or alleys, of the outer limits of the site. (Ord. 259, 1993; Ord. 68 §5(1)(1), 1980)

17.72.025 Procedure for variance. The planning and zoning commission shall review the application for variance at a regular meeting within forty-five days of the receipt of a complete application, and shall make its written findings in accordance with § 17.72.030 and recommendations to the town council for consideration at its next regular meeting. The town council may act on the recommendations of the planning and zoning commission at the meeting at which presented, or may delay decision until the next regularly scheduled meeting. (Ord. 257, 1993)

17.72.030 Findings required. Each variance authorized shall not be personal to the applicant but shall apply to a specific use or structure and shall run with the land. No variance shall be authorized unless the board finds that all of the following conditions exist:

- A. That the variance will not authorize a permitted use other than those specifically enumerated in the zoning district in which the variance is sought;
- B. That owing to extraordinary circumstances, literal enforcement of the provisions of this title will result in unnecessary hardship;
- C. That the extraordinary circumstances were not created by the owner of the property and do not represent a general condition of the district in which the property is located;
- D. That the variance, if granted, will not substantially or permanently injure any adjacent, conforming property;

E. That the variance will not alter the character of the district in which it is located;

F. That the variance, if granted, is the minimum variance and the least modification that will afford the relief sought;

G. That the variance will be in harmony with the spirit of this title and will not adversely affect the public health, safety or welfare. (Ord. 68 §5 (1) (3), 1980)

Chapter 17.75

AMENDMENTS

Sections:

- 17.75.010 Policy--Who may initiate.
- 17.75.020 Types.
- 17.75.030 Application generally.
- 17.75.040 Map amendment applications.
- 17.75.050 Minimum size.
- 17.75.060 Administrative review and referral.
- 17.75.070 Response by consulted agencies.
- 17.75.080 Scheduling consideration.
- 17.75.090 Planning commission--Hearing.
- 17.75.100 Planning commission--Findings and recommendations.
- 17.75.110 Town council consideration.
- 17.75.120 Protests--Increase of approval requirement.
- 17.75.130 Protests--Filing.
- 17.75.140 Application after rejection.
- 17.75.150 Mineral extraction or production.
- 17.75.160 Computation of size.

17.75.010 Policy--Who may initiate. It is the intent of the town that these regulations, which include this title and the district zoning map, have been established for the purpose of promoting sound and desirable development and for maintaining land use patterns. In harmony with this purpose, this title and the map shall not be amended except to (A) correct an obvious error or oversight in the regulations, or to (B) recognize changing conditions in the town which require that amendments be adopted for the promotion of the public health, safety and general welfare. In conformity with this statement of policy, the town council may initiate amendments, or any person, firm or corporation may initiate amendments in the manner set forth in this chapter. (Ord. 68 §12(a), 1980)