

APPENDIX A

Section 72.45 - Standing

- A. Any "party" having "standing" as provided by this section may appeal to the Planning Commission the Director's decision.

- B. In order to have standing for review under this ordinance, a party, as defined in subsections 1, 2, 3 and 4 below, must attend a conference or submit written comments to the Director prior to the Director's final decisions and speak or introduce written comments in opposition to the Director's ultimate act or decision, unless the party can show to the Planning Commission good cause or reason why a discussion or submittal of information to the Director was not possible. The following are hereby defined as parties having standing for review under this ordinance:
 - 1. The Planning Commission shall make all decisions of who shall qualify as a party having standing under this ordinance prior to the time set for final hearing on review.
 - 2. A person or persons jointly or severally, adversely affected or aggrieved in fact by an action or ruling of the Director.
 - 3. A governmental agency, civic or environmental organization that demonstrates to the Planning Commission that it has a valid interest in the preservation of aesthetic, healthful, or conservational conditions for the welfare of the general public.
 - 4. Any other person who demonstrates to the Planning Commission that his legal rights are substantially affected by the Planning Director's decision.