

ARTICLE TWENTY-SEVEN FEES, CHARGES AND ESCROW ACCOUNTS

SECTION 2700 FEES

The City Council shall establish by resolution, fees for occupancy certificates, appeals, application for amendments or special uses, and other matters pertaining to this Ordinance. The schedule of fees shall be posted in the Community Development Department and may be altered only by resolution of the City Council. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal.

SECTION 2701 APPLICANT ESCROW ACCOUNTS

If the Planning Commission or Zoning Board of Appeals determines that the basic fees provided under **Section 2700** hereof, will not cover the actual costs of the application review or appeal, or if the Planning Commission or Zoning Board of Appeals determines that review of the application and/or participation in the review process or appeal by qualified professional planners, engineers, attorneys, or other professionals is necessary, then the applicant shall deposit with the City Treasurer such additional zoning fees in an amount determined by the Planning Commission or Zoning Board of Appeals equal to the estimated additional costs. The additional zoning fees shall be held in escrow in the applicant's name and shall be used solely to pay these additional costs. If the amount held in escrow becomes less than ten percent (10%) of the initial escrow deposit or less than ten percent (10%) of the latest additional escrow deposit and review of the application or decision on the appeal is not completed, then the Zoning Administrator may require the applicant to deposit additional fees into escrow in an amount determined by the Zoning Administrator to be equal to the estimated costs to complete the review or decide the appeal. Failure of the applicant to make any escrow deposit required under this Ordinance shall be deemed to make the application incomplete or the appeal procedurally defective thereby justifying the denial of the application or the dismissal of the appeal. Any unexpended funds held in escrow shall be returned to the applicant following final action on the application or the final decision on the appeal. Any actual costs incurred by the City in excess of the amount held in escrow shall be billed to the applicant and shall be paid by the applicant prior to the issuance of any permit or the release of a final decision on an appeal.