

AGENDA BILL 09-10-26E

Subject: *Ordinance No. 1589* - Proposed Community Development Code Amendments to allow two-year extensions to a variety of land use approvals.

For Council: October 26, 2009

Land Use Case Number: CDC-09-04

Public Hearing: Yes

City Manager's Initials: _____

Attachments:

1. Staff Memorandum to City Manager
2. Proposed Ordinance No. 1589
3. Public Hearing Notice
4. Planning Commission Minutes
5. Staff Report to Planning Commission
6. All Correspondence Received

Initiated by:

- Petition to the City Council by Attorney Mike Robinson on behalf of his clients. Referred by the City Council to the Planning Commission on November 24, 2008.

Budget Impact:

- None

Sustainability Considerations:

- None

Policy Questions for Council Consideration:

- Does the proposed language ensure that applicants meet newly adopted code or other requirements?

Summary:

- Most land use approvals expire after three years. Historically, applicants have been able to complete their projects in the allotted time. The current economic crisis has changed all of that. Lending institutions have tightened the availability of money for both minor and major projects. Numerous land use approvals are expected to lapse this year, including the City's proposed Marylhurst Park. (see Attachment 1, Page 2)
- The proposed code amendment contained in Exhibit A would provide the means to apply for, and obtain, a two-year extension of land use approvals.
- Concerns that an applicant could use this process to avoid codes or other requirements that have adopted in the previous three years are specifically addressed. When new requirements would significantly alter a previously approved project, the request for an extension can be denied.

Recommended Action:

Following their May 20, 2009 public hearing and at a work session October 7, 2009, the Planning Commission recommended approval of the proposed amendments contained in Exhibit A.

Council Action Taken:

- Approved
- Denied

Continued