

ORDINANCE NO. 15-005

AN ORDINANCE adopting a new Section 18.55.140 of the Camas Municipal Code, relating to the expiration of complete land use applications.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

A new Section 18.55.140 of the Camas Municipal Code is hereby adopted to provide as follows:

CMC 18.55.140 Expiration of Complete Land Use Applications

A. Any land use application type described in Camas Municipal Code Section 18.55.130(D) that has been inactive, and a decision has not been made, shall become null and void 120 days after a certified notice is mailed to the applicant and property owner.

B. A one-time, one-year extension may be granted if a written extension request is submitted prior to the expiration date identified in this certified notice, and the applicant or property owner(s) has demonstrated due diligence and reasonable reliance towards the project completion. In consideration of due diligence, the Director may consider the following:

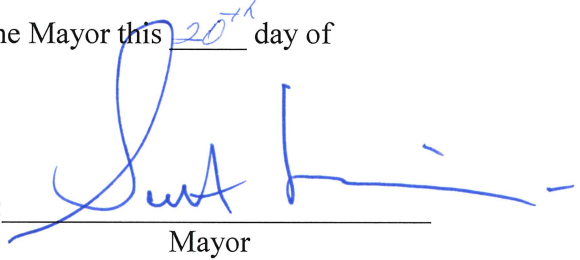
1. Date of initial application;
2. Time period the applicant had to submit required studies;
3. That there have been no major modifications to the application or to the site condition;
4. That there has not been significant changes in applicable regulations;
5. Potential to provide necessary information within one (1) year; and
6. Applicant's rationale or purpose for delay.

Section II

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED BY the Council and APPROVED by the Mayor this 20th day of April, 2015.

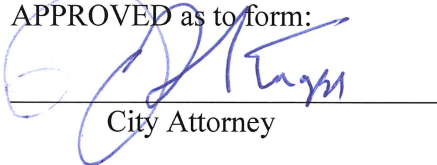
SIGNED: _____


Mayor

SIGNED: _____


Clerk

APPROVED as to form:


City Attorney