

JUNCTION CITY PLANNING COMMISSION

AGENDA ITEM SUMMARY



O'Reilly Extension

Meeting Date: December 17, 2013
Department: Planning
www.junctioncityoregon.gov

Agenda Item Number: 5c
Staff Contact: Nicole Peterson
Contact Telephone Number: 541-682-6571

ISSUE STATEMENT

This item was meant to process an extension for the approved O'Reilly land use applications. However, Staff recommends that the Planning Commission table this item until the next available Planning Commission in order to gather more information from the applicant.

BACKGROUND

On July 22, 2013, the Planning Commission approved the following land use applications: Development Review (DEV-13-02), Variance – windows (V13-02), and Variance – utilities (V13-03). Since the approval the applicant has requested an extension of the approvals. Extensions are regulated by the Junction City Municipal Code (JCMC) Section 17.150.140 (See full Section below). Staff requested the following information from the applicant and has not received the information as of the date of this Agenda Issue Summary (December 10, 2013). Without the following information from the applicant, Staff does not know if the request for extension meets the regulations set forth in JCMC Section 17.150.140. Therefore, Staff cannot process the extension until the information is received.

Information requested from applicant:

- Extension application (Applicant contact information, property owner contact information and signature, if different from applicant)
- Proposal to extend approval of land use applications for a period of one year from the approval date (July 22, 2013)
- Narrative addressing criteria for extension (Reference JCMC 17.150.140):
 - Proposed timeline for pursuing the completion of the project, and
 - That no material changes of surrounding land uses or designation has occurred since the time of approval.

RELATED CITY POLICIES

The following sections of the Junction City Municipal Code (JCMC) are relevant to the extension.

JCMC 17.150.010 Scope of rules.

These rules shall govern the conduct of hearings on all quasi-judicial land use matters. [Ord. 1054 § 1, 1998; Ord. 742 § 1, 1978; Ord. 635 § 2, 1974.]

JCMC 17.150.140 Time limit on a permit for a conditional use or a variance.

All land use decisions and approvals shall be based upon findings of fact. In order to assure that these decisions remain valid, all land use approvals shall be void after one year if no substantial construction has taken place. However, the planning commission may grant two one-year extensions upon a determination that the applicant is pursuing the completion of the project and that no material changes of surrounding land uses or designation has occurred. [Ord. 975 § 2, 1993; Ord. 950 § 119, 1991.]

PLANNING COMMISSION OPTIONS

1. Table the item until the requested information has been received and return to the next available meeting.
2. Review the item and provide feedback to Staff.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Planning Commission table the item until the requested information has been received.

SUGGESTED MOTION

“I move that we table this item until the requested information has been received from the applicant.”