

City of Florence
Ordinance No. 1, Series 2010

IN THE MATTER TO PROVIDE TIME EXTENSIONS FOR APPROVED
DESIGN REVIEW AND CONDITIONAL USE PERMITS

WHEREAS, during the process for adopting City code amendments through Ordinance 9 Series 2009, a developer raised issues regarding the need to extend preliminary subdivision and planned unit development (PUD) approvals;

WHEREAS, in response to this request, the City Council moved to provide a one-time extension for all active preliminary subdivision and PUDs through a separate Ordinance 19 Series 2010 as an emergency order because certain permit approvals were close to expiring;

WHEREAS, the City Council also wishes to extend other land use approvals by providing a separate one-time extension for all active Design Review and Conditional Use permits and allow for public comment with another public hearing;

WHEREAS, in stable economic conditions, development projects typically can meet the existing expiration periods identified in the City Code;

WHEREAS, in the current economic climate, applicants are not pursuing, or have delayed constructing improvements necessary for development such that the projects that would otherwise have proceeded to completion in a better economy are now delayed, and face the expiration of approvals;

WHEREAS, once expired, these projects must go through the entire land use review process again at substantial cost and further delay;

WHEREAS, the City Council wishes to allow development projects that have already undergone extensive public process and received City approval, but may be slowed down or stalled due to difficult economic conditions, to have more time to be completed;

WHEREAS, a one-time, two-year extension provides a cost-effective approach for extending existing Design Review and Conditional Use permit approvals affected by the current economic downturn;

WHEREAS, a two-year extension will reserve the sewer and water capacity for those development that have been approved through a public process;

WHEREAS, the City published a notice of public hearing in the Siuslaw News on December 26, 2009;

WHEREAS, the City Council held a public hearing on January 4, 2010 and deliberated to a final decision; and

WHEREAS, to aid economic recovery in difficult economic conditions, the City Council wishes to be proactive and grant a two-year extension to those unexpired development

approvals that were granted by the city after a process that included a public notice and comment period.

NOW, THEREFORE, THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

Section 1. The expiration dates for all design review and conditional use land use application approvals in effect on the date this Ordinance takes effect are hereby extended by two years. Further extensions for these land use approvals may be sought pursuant to the City Code. These extensions affect the following developments:

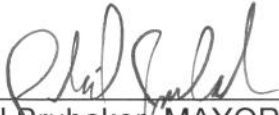
Project Name and Developer(s)	Land Use Approval and Resolution Number
Munsel Lake Village PUD by Genereaux/Hickson	Final PUD PC 08 26 PUD 02 Conditional Use PC 08 27 CUP 05 & Design Review PC 08 39 DR 13
Quality Childcare of Florence	Conditional Use Permit PC 09 10 CUP 04
Wyndham Time-share	Design Review Permit PC 08 15 DR 04
Driftwood Area Sewer Pump	Conditional Use Permit PC 09 06 CUP 02
Maintenance Building by HACSA	Design Review Permit PC 09 15 DR 03

Section 2. This ordinance will be effective 30 days following the date of its passage by the City Council.

Passed by the Florence City Council this 4th day of January, 2010.

AYES 5 *Councilors Franzen, Burns, Roberts, Xavier and Mayor Brubaker.*
NAYS 0
ABSTAIN 0
ABSENT 0

APPROVED BY THE MAYOR, this 4th day of January, 2010.



Phil Brubaker, MAYOR

ATTEST:



Pat Heinze, CITY RECORDER