

MEMO



Date: March 11, 2025

To: Community Development
Planning Division
555 SE Liberty Street, Room 305
Salem, Oregon 97302

RE: Time Extension for CPC-ZC-CU-UGA-SPR-ADJ-DAP-DR23-01 (1851 Cordon Road/082W05/Tax Lots 200, 300, 400, 401, and 500)


Pursuant to SRC 205.035(e) and SRC 300.850(b), we are hereby requesting a time extension for the Conditional Use portion of the CPC-ZC-CU-UGA-SPR-ADJ-DAP-DR23-01 approval. Approval was granted approval on April 6, 2023. Therefore, the Conditional Use approval expires on April 25, 2025. The other approvals for CPC-ZC-CU-UGA-SPR-ADJ-DAP-DR23-01 expire April 25, 2027.

300.850(b) Extensions.

(1) Whenever the decision requires exercise of approval rights or satisfaction of conditions of approval within a particular period of time, the approval period may be extended for the times set forth in Table 300-3 through filing an application for extension prior to the expiration date.

Due to some unforeseen circumstances, the engineering on the project has not been completed. Engineering is currently being worked on. The applicant is requesting a two-year extension for the Conditional Use portion of CPC-ZC-CU-UGA-SPR-ADJ-DAP-DR23-01, extending the date to April 25, 2027.

This extension will allow the developer time to finish the engineering for the site and work with City staff to get the work done on the site and the plat recorded.



(2) Requests for extensions shall be processed as Type I applications and shall be granted if there have been no modifications to the standards and criteria used to approve the original application.

The extension request is for the Conditional Use portion of the CPC-ZC-CU-UGA-SPR-ADJ-DAP-DR23-01 approval on the site. The standards for which this proposal was approved have not changed. The recent Code revisions have no effect on this approval. Therefore, the standards and criteria used for this application have not changed.

(3) While an application for extension is pending, no further action to develop the subject property or expand any use dependent upon the approval shall be taken subsequent to the expiration of the approval period; but existing established uses may continue during the time the extension request is pending.

At this time, development will not occur on the site prior to approval of the extension request.

(4) The decision granting an extension shall revive all rights under the original approval as they existed prior to the expiration of the original approval period.

Approval was granted on April 6, 2023. Therefore, the approval expires on April 25, 2025. The applicant is requesting a two-year time extension for the Conditional Use portion of CPC-ZC-CU-UGA-SPR-ADJ-DAP-DR23-01, extending the date to April 25, 2027.

If you have any questions regarding this issue, please call me at (503) 363-9227.

Sincerely,

Brandie Dalton,
Land-Use Consultant