

CITY OF WHEELER, OREGON ZONING ORDINANCE

ARTICLE 18: ADMINISTRATIVE PROVISIONS

Section 18.010. Building Permits.

No permit shall be issued by the building official for the construction, reconstruction, alteration or change of use of a structure or lot that does not conform to the requirements of this Ordinance.

Section 18.020. Appeals.

1. An appeal from a ruling of a City Administrative Officer regarding a requirement of the Ordinance may be made to the Planning Commission.
2. The City Council may consider any action or ruling of the Planning Commission on its own initiative provided 2 or more members of the City Council file a written request for such consideration with the City Recorder within 15 days after the Planning Commission has rendered its decision. Such an appeal shall follow the procedures of Section 13.070.
3. A decision of the Planning Commission may be appealed to the City Council by a party to the hearing by filing a written request with the City Recorder within 15 business days after the Planning Commission has rendered its decision. Such an appeal shall follow the procedure of Section 13.070.

Section 18.030. Filing Fees.

The amount of required fees shall be established by resolution of the City Council.

Section 18.035. Consolidated Application Procedure.

Where a proposed development requires more than one development permit or a zone change request from the City, the applicant may request that the City consider all necessary permit requests in a consolidated manner. If the applicant requests that the City consolidate his permit review, all necessary public hearings before the Planning Commission shall be held on the same date.

Section 18.040. Final Action on Application for Permit or Zone Change Request.

The City shall take final action on an application for a permit or zone change within 120 days of the receipt of a complete application. However, the 120 day limitation does not apply to amendments to the Comprehensive Plan or Land Use regulations or the adoption of new Land Use regulations that was forwarded to the Director under ORS 197.610(1). At the request of the applicant, the 120 day period may be extended for a reasonable period of time.

Section 18.045. Consideration of a Complete Application.

If an application for a permit or zone change is incomplete, the City shall notify the applicant of the additional information required within 30 days of the receipt of the application. The applicant shall be given the opportunity to submit the additional information required. The application shall be deemed complete for the purposes of Section 18.040 upon receipt of additional information required. If the applicant refuses to submit the required additional information, the application shall be deemed complete for the purpose of Section 18.040 on the 31st day after the governing body first received the application. If the application was complete when first submitted or the applicant submits the requested additional information within 180 days of the date the application was first submitted, approval or denial of the application shall be based upon the standards and criteria that were applicable at the time the application was first submitted.