

16.06.190 Expiration of an approval.

- A. Unless otherwise stated in an approval decision, all quasi-judicial permit approvals, except for zoning map or Comprehensive Plan map amendments, automatically become void if any of the following events occur:
 - 1. If, within one (1) year of the date of the final decision, a building permit has not been issued; or
 - 2. If, within one (1) year of the date of the final decision, the activity approved in the permit has not commenced or, in situations involving only the creation of lots, the land division has not been approved by the Director and recorded.
- B. Expiration of an approval shall require a new application for any use on the subject property that is not otherwise allowed outright.
- C. Deferral of the expiration period due to appeals.
 - 1. If a permit decision is appealed beyond the jurisdiction of the City, the expiration period shall not begin until review before the Land Use Board of Appeals (LUBA) and the Appellate Courts has been completed, including any remand proceedings before the City.
 - 2. The expiration period provided for in this section will begin to run on the date of final disposition of the case (the date when an appeal may no longer be filed).