



Planning Department

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Canyon City, OR 97820

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March 18, 2024

Lonnie & Tricia Lemkau
3035 Marion St SE
Albany, OR 97322

Dear Mr. & Mrs. Lemkau:

Thank you for your letter received November 5, 2023 and additional information received March 18, 2024, requesting a permanent extension of replacement dwelling approval granted under file number AR1-14-10.

The Grant County Land Development Code provides that an approved Administrative Permit is valid for four years. An Administrative Permit can be extended for two additional years if the person holding the permit makes a written request; additional one year extensions may be granted as long as the applicable criteria have not changed, up to a maximum of 5. If Substantial Development has occurred the approval may be considered valid indefinitely.

Substantial Development is defined as “Actions taken by the permit holder which encompass more than simple site preparation and grading. The permit holder shall have accomplished significant physical development of the site which may include the commencement of one or more services (sewer, septic system, water, storm drainage, parking, roads, etc). If no physical improvements are required for the conditional use, operation of the project must have begun. The level of development must demonstrate a good faith commitment by the permit holder to beginning the project.”

Upon review of your letter, documents and photographs showing construction of an electrical service/outlet and work towards establishment of water service to the site, we recognize that substantial development towards placement of a dwelling has occurred. Therefore, your approval will now be valid indefinitely.

Appropriate permits must be obtained for construction or connection to a septic system prior to a building code permits being issued. Proper building code permits must be obtained prior to construction.

If you have any questions please contact our office.

Respectfully,

Shannon Springer, Planning Director
Grant County Planning Department