

CHAPTER 15.10
ZONE CHANGES AND COMPREHENSIVE PLAN AMENDMENTS

Sections:

15.10.010	Initiation of the Amendment and Process
15.10.020	Criteria
15.10.030	Conditions of Approval

15.10.010 – Initiation of the Amendment and Process. A text amendment to this Ordinance, the Land Division Ordinance, the Comprehensive Plan, or an amendment to the zoning map, including a zone change, may be initiated by the city council or by a property owner. Any Comprehensive Plan amendment or amendment to the city's land use regulations that has applicability to many properties shall be subject to a Type IV process. Any property-specific zone change application shall be subject to a Type III process.

15.10.020 – Criteria. The proponent for any amendment to this Ordinance, the Land Division Ordinance, the Comprehensive Plan, or an amendment to the zoning map, including a zone change, shall demonstrate with evidence that all of the following criteria are met:

- A. The proposal shall be consistent with the goals and policies of the Comprehensive Plan, with the applicable State-wide Planning Goals, and with any other applicable state or local requirement.
- B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to development under the proposed zoning. Service shall be sufficient to support the range of uses and development allowed by the zone.
- C. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.
- D. That the proposed change is in the public interest and supports the general public welfare.

15.10.030 – Conditions of Approval. In granting a property-specific zone change, the city council may attach such conditions and requirements to the zone change as it deems necessary to achieve or ensure compliance with the approval criteria. Any conditions attached to a quasi-judicial zone change approval must be accepted in writing by the property owner, recorded with the Wasco County deed

records, and the zone change shall not become effective until the written acceptance is executed.