

Chapter 18.380
ZONING MAP AND TEXT AMENDMENTS

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18.380.010 Purpose

The purpose of this chapter is to set forth the standards and process governing legislative and quasi-judicial amendments to this title and the zoning district map. These will be referred to as “zoning map and text amendments.” It is recognized that such amendments may be necessary from time to time to reflect changing community conditions, needs and desires; to correct mistakes; and/or to address changes in the law.

18.380.020 Legislative Amendments to this Title and Map

Legislative zoning map and text amendments shall be undertaken by means of a Type IV procedure, as governed by 18.390.060.G.

18.380.030 Quasi-Judicial Amendments and Procedures to this Title and Map

- A. Quasi-judicial amendments. Quasi-judicial zoning map amendments shall be undertaken by means of a Type III-PC procedure, as governed by Section 18.390.050, using standards of approval contained in subsection D of this section. The approval authority shall be as follows:
 - 1. The commission shall decide zone change applications which do not involve comprehensive plan map amendments;
 - 2. The commission shall make a recommendation to the council on an application for a comprehensive plan map amendment; and
 - 3. The commission shall make a recommendation to the council on a zone change application which also involves a concurrent application for a comprehensive plan map amendment. The council shall decide the applications on the record as provided by Chapter 18.390.
- B. Standards for making quasi-judicial decisions. A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:
 - 1 Demonstration of compliance with all applicable comprehensive plan policies and map designations;
 - 2. Demonstration of compliance with all applicable standards of any provision of this code or other applicable implementing ordinance; and

3. Evidence of change in the neighborhood or community or a mistake or inconsistency in the comprehensive plan or zoning map as it relates to the property which is the subject of the development application.

C. Conditions of approval. A quasi-judicial decision may be for denial, approval, or approval with conditions as provided by Section 18.390.050. A legislative decision may be approved or denied.

18.380.040 Record of Amendments

The director shall maintain a record of amendments to the text and map of this title in a format convenient for the use of the public and in accordance with Chapter 18.220. ■