16.05.114: WHEN APPLICANT ENTITLED TO ACTION, EFFECT OF PENDING LAND USE ORDINANCE, ZONING DISTRICTS MAP, OFFICIAL MAP AMENDMENT OR TEMPORARY LAND USE REGULATION:

(1) An applicant is entitled to action on a land use application by the applicable Land Use Authority if the application conforms to the requirements of all applicable land use ordinances, including this title, in effect on the date the Zoning Administrator determines the land use application to be complete and all fees have been paid unless:

(a) The Land Use Authority, on the record, finds a compelling, countervailing public interest would be jeopardized by approving the application; or (Ord. 2005-13, 2005)

(b) In the manner provided by this chapter, and before the application is submitted, the City has formally initiated proceedings to amend its land use ordinances, zoning districts map or official maps in a manner that would prohibit approval of the application as submitted. (Ord. 2017-17, 2017)

(c) A temporary land use regulation, affecting the land use application, has been enacted by the City Council, as provided by section 16.05.113 of this chapter.

(2) A Land Use Authority shall process a land use application without regard to proceedings initiated to amend the land use ordinances, zoning districts map or official maps if:

(a) One hundred eighty (180) days have passed since the proceedings were initiated; and

(b) The proceedings have not resulted in an enactment that prohibits action on the land use application, as submitted; or

(c) One hundred eighty (180) days have passed since the enactment of the temporary land use regulation. (Ord. 2005-13, 2005)

FIGURE 5-1

GENERAL PLAN AMENDMENT APPLICATION PROCEDURES

General Plan amendment application filed with Zoning Administrator

General Plan amendment application filed with Zoning Administrator

Application reviewed by Zoning Administrator for application completeness (chapter 13)

Zoning Administrator/Commission Secretary schedules public hearing with commission, providing a minimum of 10 days notice (chapter 10)

Commission conducts and closes public hearing on the application

Commission considers application and all relevant information received. Commission formulates recommendation. Commission approves recommendation and transmits to Council by motion

City Recorder schedules public hearing with Council on commission recommendation, providing a minimum of 10 days notice (chapter 10)

Council conducts and closes public hearing on commission recommendation

Council considers commission recommendation, application, and all relevant information received. All General Plan amendment applications approved by Council by ordinance

FIGURE 5-2

LAND USE ORDINANCE, ZONING DISTRICTS MAP AMENDMENT

(EXCEPT PD, SE, AND MU APPLICATIONS), AND OFFICIAL MAP

AMENDMENT APPLICATION PROCEDURES

Application filed with Zoning Administrator

Application filed with Zoning Administrator

Application reviewed by Zoning Administrator for application completeness (chapter 13)

Zoning Administrator/Commission Secretary schedules public hearing with commission, providing a minimum of 10 days notice (chapter 10)

Commission conducts and closes public hearing on the application

Commission considers application and all relevant information received. Commission formulates recommendation. Commission approves recommendation and transmits to Council by motion

City Recorder schedules public hearing with Council on commission recommendation, providing a minimum of 10 days notice (chapter 10)

Council conducts and closes public hearing on commission recommendation

Council considers commission recommendation, application, and all relevant information received. All land use ordinance, Zoning Districts Map, or Official Map amendment applications approved by Council by ordinance

FIGURE 5-3

ZONING DISTRICTS MAP AMENDMENT APPLICATION PROCEDURES TO

ESTABLISH A PLANNED DEVELOPMENT (PD), SUBDIVISION

ENHANCEMENT (SE) OR MIXED USE (MU) OVERLAY DISTRICT

Zoning districts map amendment application filed with Zoning Administrator, concurrently with subdivision or other applicable development application

Zoning districts map amendment application filed with Zoning Administrator, concurrently with subdivision or other applicable development application

Application reviewed by Zoning Administrator for application completeness (chapter 13)

Zoning Administrator/Commission Secretary schedules public hearing with commission, providing a minimum of 10 days' notice (chapter 10)

Commission conducts and closes public hearing on the application

At the meeting at which the public hearing is held, or at subsequent meeting(s) if necessary, the commission considers application concurrently with subdivision, or other applicable development

application, and all other relevant information received. Commission formulates recommendation. Commission approves recommendation and transmits to Council by motion

City Recorder schedules commission recommendation for consideration by Council

Council considers commission recommendation concurrently with subdivision, or other applicable development application, and all relevant information received. All zoning districts map amendment applications to establish a PD, SE, or MU Overlay District approved by Council by ordinance

FIGURE 5-4

COMBINED LAND USE PLAN AND ZONING DISTRICTS MAP

AMENDMENT APPLICATION PROCEDURES

(Except PD, SE, And MU Applications)

Application filed with Zoning Administrator

Application filed with Zoning Administrator

Application reviewed by Zoning Administrator for application completeness (chapter 13)

Zoning Administrator/Commission Secretary schedules public hearing with commission, providing a minimum of 10 days notice (chapter 10)

Commission conducts and closes public hearing on the application

Commission considers application and all other relevant information received. Commission formulates recommendation. Commission approves recommendation and transmits to Council by motion

City Recorder schedules public hearing with Council on commission recommendation, providing a minimum of 10 days notice (chapter 10)

Council conducts and closes public hearing on commission recommendation

Council considers commission recommendation, application, and all relevant information received. All land use ordinance, Zoning Districts Map, or Official Map amendment applications approved by Council by ordinance

(Ord. 2017-06, 2017)