

## **ARTICLE 8.7 – COMPREHENSIVE PLAN DESIGNATION CHANGE**

### **SECTION 8.7.001 - PURPOSE**

The purpose of the Comprehensive Plan Designation Change is to provide for revisions in the Comprehensive Plan map in response to an individual change in land use as a result of changing public needs, desires, and the rate of development in the City and in order to carry out the state-wide planning goals.

### **SECTION 8.7.002 - REVIEW PROCEDURE**

Requests for a Comprehensive Plan Designation Change shall be subject to the Planning Commission and City Council Review Procedures.

### **SECTION 8.7.003 - REVIEW CRITERIA**

A proposed Comprehensive Plan Designation Change shall meet the following criteria:

- A. The proposed change is in compliance with the Statewide planning goals.
- B. The proposed change is in conformance with all policies of the City of La Grande Comprehensive Plan; and,
- C. The proposed change is supported by specific studies or other factual information which documents the public need for the change.

### **SECTION 8.7.004 - PROCESSING**

In the processing of a Comprehensive Plan Designation Change, the following procedures shall be followed, in accordance with Chapter 9 of this Code:

- A. Initiation by Property Owner - An application for a Comprehensive Plan Designation Change may be initiated by the owner of the subject property or the authorized representative of the owner. The authorization of said representative shall be in writing and filed with the application form.
- B. Filing - Application shall be made on forms provided by the Community Development Department/Planning Division, shall set forth in detail all the information required, and shall be accompanied by a filing fee set by Resolution of the City Council to defray the costs incidental to the proceedings. The application shall be accompanied by any such information as listed on the application submittal checklist. Twenty (20) copies of the application materials shall be submitted to the Community Development Department/Planning Division, for distribution to and review. Additional copies may be required as needed for review and consideration by the La Grande Planning Commission and City Council.
- C. Incomplete Application - No review shall be scheduled if it is determined by the Community Development Director/Planner that the application does not provide the required information. Upon receipt of notification from the City that an application is incomplete, the applicant shall have up to sixty (60) days to supply the required information or the application shall be terminated by the City. In lieu thereof, the applicant may advise the Community Development Director/Planner that they are unable to submit the requested information and request that the application be processed and a decision issued based on the information submitted.

- D. Initiation by the Community Development Director/Planner - The Community Development Director/Planner may initiate proceedings for a Comprehensive Plan Designation Change limited to changes required to maintain state-wide goal compliance and to correct any errors in the official Comprehensive Plan Designation maps.
- E. Public Hearing by Planning Commission - Upon receipt of an application for a Comprehensive Plan Designation Change, the Community Development Director/Planner shall set a date for a public hearing, as provided by Chapter 9, Article 9.5.
- F. Notice - Notice of a hearing on a proposed Comprehensive Plan Designation Change shall be provided as prescribed by Article 9.6, Section 9.6.001 of this Code. Notice of the proposal shall also be submitted to the Oregon Department of Land Conservation and Development and other affected agencies for review in accordance with Oregon Administrative Rules.
- G. Review by Planning Commission - The reviewing authority shall review the proposed Comprehensive Plan Designation Change and make a recommendation to the City Council in accordance with the procedure established in Chapter 9.
- H. Limitation - No request for a Comprehensive Plan Designation Change shall be considered by the Planning Commission on the same property or substantially the same property within a one (1) year period immediately following a previous denial by the review authority of such request except the reviewing authority may consent to a new hearing if in the opinion of the review authority new evidence or a change of circumstances warrant it.
- I. Public Hearing by City Council - Upon receipt of a recommendation of the Planning Commission, the Community Development Director/Planner shall set a date for public hearing, as provided by Chapter 9, Article 9.5, before the City Council.
- J. Review by City Council - The City Council shall review the proposed Comprehensive Plan Designation Change and reach a decision in accordance with the procedure established in Chapter 9, and Oregon Revised Statutes. If the decision of the City Council is to approve the proposed Comprehensive Plan Designation Change, such action shall be confirmed through amendment of the Comprehensive Plan document by the Community Development Department/Planning Division.