

Chapter ~~17.66~~17.56
COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENTS

Sections:

~~17.66~~**17.56.010** **Comprehensive plan and development regulation amendments.**

~~17.66~~**17.56.020** **Rezones.**

~~17.66~~**17.56.010** **Comprehensive plan and development regulation amendments.**

The purpose of this chapter is to establish the criteria for evaluating proposed amendments to the city of Kelso comprehensive plan and development regulations. Amendments to the comprehensive plan may involve changes to the goals, policies, and objectives, the future land use map, the written text, or to supporting documents, including capital facilities plans. Amendments to the development regulations may include changes to the table of permitted uses, processing procedures, and development standards. Amendments will be reviewed in accordance with the provisions of this chapter, state law, the goals and policies of the city of Kelso comprehensive plan, and interlocal agreements. Nothing in this chapter shall be construed to limit the legislative authority of the city council to consider and adopt amendments and revisions to the city of Kelso comprehensive plan or development regulations.

- A. The city staff and planning commission shall consider the following criteria when making a recommendation to the city council on whether or not to approve an amendment to the comprehensive plan or development regulations:
1. Conditions in the community or in the vicinity of the proposed amendment have markedly changed, and under those changed conditions, a plan amendment is within the public interest.
 2. The proposal corrects an inconsistency within the comprehensive plan, clarifies the plan, and is consistent with other provisions of the plan.
 3. The proposal is necessary to preserve, protect, or enhance the public health, safety and welfare.
 4. The proposal will result in long-term benefits to the community as a whole and is in the public interest.
 5. The proposed amendment is consistent with the findings and recommendations of subarea plans, special studies, or reports conducted, accepted, or approved by the city.
 6. The amendment is necessary to comply with the provisions of state or federal laws.

7. The proposed amendment is consistent with approved capital facilities plans, including water and sewer plans, and will not adversely affect the ability to provide city services in a cost effective manner.
8. The proposed amendment will not have an adverse financial impact on the city or unduly interfere with the ability to provide city services. (Ord. 3889 § 3 (Exh. A), 2017)

17.6617.56.020 Rezones.

The purpose of this section is to establish the criteria for the review and approval of proposed revisions to the official zoning map or a rezone request.

- A. The city staff and planning commission shall consider the following criteria when making a recommendation to the city council on whether or not to approve a revision to the official zoning map or a rezone request:
 1. Suitability of the property in question for uses permitted under the proposed zoning;
 2. The extent to which the proposed amendment(s) is in compliance with the goals and policies and the future land use map in the comprehensive plan;
 3. The adequacy of public facilities, such as sewer, water and other required public services;
 4. The compatibility of the proposed map amendment change and associated use with neighboring land uses; and
 5. The public need or benefit of the proposed change.
- B. The following shall be used to determine if a proposed rezone is consistent with the provisions of the future land use map and the comprehensive plan:
 1. Higher density residential future land use designation: residential multifamily (RMF), residential mixed density (RMD), or neighborhood commercial (NC) zones;
 2. Low density residential future land use designation: residential single-family 5 (RSF-5), residential single-family 10 (RSF-10) or neighborhood commercial (NC) zones;
 3. Commercial future land use designation: general commercial (GC) or regional commercial (RC) zones;
 4. Industrial future land use designation: light industrial (LI) or general industrial (GI) zones; and

5. Open space future land use designation: open space zone. (Ord. 3889 § 3 (Exh. A), 2017)