

Chapter 260
MAP, TEXT AND PLAN AMENDMENTS

- 260.01 Purpose**
- 260.02 Authorization to Initiate Amendments**
- 260.03 Typographical Errors**
- 260.04 Legislative Text and Zoning Map Amendments**
- 260.05 Quasi-Judicial Zoning Map Amendments**
- 260.06 Combined Quasi-Judicial Comprehensive Plan Map and Zoning Amendments**
- 260.07 Approval Criteria**
- 260.08 Environmental Impact**
- 260.09 Record of Amendments**

260.01 Purpose. The purpose of this Chapter is to set forth the standards and process governing legislative and quasi-judicial amendments to this Ordinance, Zoning Map, Comprehensive Land Use Plan and Comprehensive Land Use Plan Map. These will be referred to as “*Zoning Map Amendments*”, “*Text Amendments*”, and “*Plan 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 state statute, case law or other regulations.

260.02 Authorization to Initiate Amendments. An amendment to the text of this Ordinance or Comprehensive Land Use Plan, or to the zoning map or Comprehensive Land Use Plan Map may be initiated by the Board of Commissioners or Planning Commission, or by application of a property owner.

260.03 Typographical Errors. Typographical errors may be corrected by means of a Type I procedure, as governed by Section 115.04. A log shall be kept identifying all corrections, which shall be provided to the Baker County Planning Commission for review on an annual basis.

260.04 Legislative Text and Zoning Map Amendments. These amendments shall be reviewed by means of a Type IV procedure, as governed by Section 115.07.

- A. Definition: A Legislative Amendment is one that applies broadly and thus, requires the Board of Commissioners to approve the change. By this definition, all amendments to the text of this Ordinance are legislative in nature, with the exception of typographical errors. Modifications of the zoning map that affect a class of property owners as opposed to a single property owner are also legislative in nature.
- B. Process: Legislative Text and Zoning Map Amendments shall be undertaken by means of a Type IV procedure, as governed by Section 115.08 of this Ordinance and the approval criteria in Section 260.07(A).

260.05 Quasi-Judicial Zoning Map Amendments

- A. Definition: A Quasi-Judicial Zoning Map Amendment is one that affects a single property owner and will not have an impact upon other property owners in the same class. By this definition, only Zoning Map Amendments can be quasi-judicial.

- B. Process: Quasi-judicial Zoning Map Amendments do not require a concurrent change of the underlying Comprehensive Plan Map. These amendments shall be reviewed by means of a Type III procedure, as governed by Section 115.07, using standards of approval contained in Section 260.07(B).

260.06 Combined Quasi-Judicial Comprehensive Plan Map and Zoning Amendments

- A. Definition: A zone map change that does require a concurrent amendment of the underlying Comprehensive Plan Map.
- B. Process: Combined Quasi-Judicial Comprehensive Plan Map and Zoning Amendments shall be reviewed by means of a Type IV procedure, as governed by Section 115.08, except that the Planning Commission will only make a recommendation to the Board of Commissioners to approve, approve with conditions, or deny the application. The Board of Commissioners will then hold a hearing, as governed by 115.07(D), to render the final decision on the combined application, using the approval criteria in Section 260.07(C).

260.07 Approval Criteria

- A. Legislative Text and Zoning Map Amendments. The Board of Commissioners may approve Legislative Text and Zoning Map Amendments upon findings that the proposed amendment complies with the following approval Criteria:
1. The amendment complies with all applicable policies of the Comprehensive Plan; and
 2. The amendment does not create a conflict with other provisions of this Ordinance or other ordinances or regulations.
- B. Quasi-Judicial Zoning Map Amendment. The Planning Commission shall approve, approve with conditions, or deny a request for a quasi-judicial Zoning Map Amendment based on the following approval criteria:
1. Demonstration of compliance with all applicable policies of the Comprehensive Plan.
 2. Demonstration of compliance with all applicable standards of this code or other applicable implementing Ordinance.
 3. Assessment of the socioeconomic impacts of the proposed change as demonstrated by completion of an impact report described in Section 260.08.
- C. Combined Quasi-Judicial Comprehensive Plan Map and Zoning Map Amendment. Upon recommendation of the Planning Commission, the Board of Commissioners shall approve, approve with conditions, or deny a request for a combined quasi-judicial Comprehensive Plan Map and Zoning Map Amendment based on the following approval criteria:
1. Demonstration of compliance with all applicable policies of the Comprehensive Plan.

2. Demonstration of compliance with all applicable standards of this Ordinance or other applicable implementing Ordinance.
3. Assessment of the socioeconomic impacts of the proposed change as demonstrated by completion of an impact report described in Section 260.08.

260.08 Impacts. An application subject to Sections 260.07(B) or (C) shall include a narrative addressing the potential impact of the proposal upon the following items:

- A. Economy. A description of the economic impact of the proposed development upon schools, fire districts, law enforcement, water districts, sewer districts, or any other jurisdiction as well as consideration of the proposed project's impact upon the tax rate of the tax code area in which the proposed project is to be located.
- B. Transportation. A description of the roads or routes of transportation in reference to right-of-way width, roadway width, access to existing roads, and the ability of the existing roads to accommodate the anticipated amount of travel that will be generated by the proposed development.
- C. Infrastructure. A description of the methods by which basic services, including water, sanitary waste treatment and stormwater collection will be provided on the site.
- D. Proximity of other uses and activities. A description of the impact of the proposed development upon surrounding uses and activities, including existing zones and uses permitted within those zones.
- E. Public need. A description of how the public will benefit from the proposed development and a demonstration of public need for the proposed project.

260.09 Record of Amendments. After approval of a Map, Text, or Plan Amendment, the Planning Department shall maintain records of the Amendment.