

# AMENDING THE COMPREHENSIVE PLAN

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## Procedure for Amending the Comprehensive Plan

### 1. Initiation of Amendments:

- a. A Comprehensive Plan Map or Text amendment may be initiated by the Board of Commissioners, either on the Board's own volition or in response to petition from the Planning Commission, Planning Official, Citizen Advisory Committees (CACs), or private individuals.
- b. Private individuals may request a Plan map or text amendment by completing a County application form and paying the established fee.

### 2. Amendment Review Procedures:

- a. If a proposed amendment to the Comprehensive Plan would (A) result in or require a property to be rezoned in order to comply with the amended Comprehensive Plan, or (B) limit or prohibit a use or uses currently allowed on a property, the Planning Official shall mail notice of the proposed amendment to affected property owners pursuant to ORS 215.503.
- b. The staff will be responsible for preparing a background report which describes the proposed amendment and provides other information needed for proper consideration. This report will be forwarded to affected CACs and agencies for comment. Following public review, a full staff report will be prepared analyzing the impacts of the amendment.
- c. The Planning Commission will hold at least one public hearing before determining whether or not the application warrants approval. The Planning Commission shall either forward a recommendation for approval to the Board of Commissioners, or shall deny the proposed amendment. In the case of an application from a private individual, the applicant may appeal the Planning Commission's denial. Upon receipt of a Planning Commission recommendation or an applicant's appeal, the Board shall schedule the matter for hearing. The Board will hold at least one public hearing before adopting an ordinance amending the Comprehensive Plan. After the first reading of the ordinance to amend the Comprehensive Plan, the Board shall either deny the request or schedule the matter for a second reading.

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### 3. Criteria for Amendments:

#### a. Text Amendments:

Amendment to the text may be considered to correct an error, improve the accuracy of information, expand the data contained in the Plan, bring the Plan into compliance or more into compliance with statewide land use planning goals, or to reflect a public need in compliance with the State goals.

#### b. Map Amendments:

Amendments to the Plan map may be approved when compliance with all elements of the Comprehensive Plan and with statewide land use planning goals can be shown. Map amendments requiring goal exceptions shall comply with procedure and standards of OAR 660 Division 4 and State goals. [Ord 91-0080]

### 4. Correction of Errors:

If the Board of Commissioners becomes aware of an error in either map or text of the adopted Comprehensive Plan, the Board may cause an immediate amendment to occur to correct the error. Such a correction shall be in the form of an ordinance. Public hearings before the Planning Commission shall not be required where an amendment is intended specifically to correct an error.