



APPENDIX C

COMPREHENSIVE PLAN MAP AMENDMENT

The Comprehensive Plan Map designates property for long term development purposes. A Plan Map amendment is required to change the designation of property. [SHMC 17.112.010]

Amendments to the Comprehensive Plan map shall be reviewed in accordance with the Type IV review procedures specified in Chapter 17.128. [SHMC 17.112.020]

An application for a map amendment shall be filed with The City and accompanied by the appropriate fee. Notice shall be subject to the provisions in Chapter 17.128. [SHMC 17.112.030]

SHMC 17.112.040 SUBMITTAL REQUIREMENTS

The applicant is required to submit a summary for each of the following applicable criteria and submit the summary as a narrative with the Land Use Application. (Attach extra sheets, if needed)

The applicant shall prepare and submit an application, site plan, and other supplemental information as may be required by City staff to indicate the intent of the development. The application shall include a statement explaining the proposal and providing analysis of the proposal relative to the approval criteria. A site plan shall not be required to initiate a Comprehensive Plan map amendment.

- A. Plan map amendment proposals shall be approved if the applicant provides evidence substantiating the following:
 - Vicinity map showing all streets, property lines and other pertinent data to locate the proposal.
 - North arrow and scale of drawing.
 - Tax map and tax lot number or tax account of the subject property.
 - Dimensions and size in square feet or acres of the subject property.
 - Location of all existing easements and City utilities (water, sanitary sewer, storm drainage) within the property.
 - Existing use of the property, including location of existing structures with dimensions of the structures and distances from property lines. It shall be noted whether the existing structures are to remain or be removed from the property.
 - A site plan or other information clearly indicating the proposed adjustment, including dimensions if applicable.

- B. All information and analysis must justify the proposed change relative to the Map designation to which the property is proposed to change, and to the Map designation from which the property is changing.

The applicant shall address the impacts from decreasing acreage of one map designation and increasing acreage for the proposed map designation.

- C. The applicant shall address how the amendment complies with Statewide Land Use Planning Goals and Guidelines and any relevant Administrative Rules applying to the subject properties or to the land use designation. If the proposed designation requires an exception to the Goals, the applicable criteria in the Land

Conservation and Development Commission (LCDC) Administrative Rules for the type of exception needed shall also apply.

D. The applicant shall address how the amendment is consistent with the applicable goals and policies in the Comprehensive Plan.

E. If the plan does not provide adequate areas in appropriate locations for uses allowed in the proposed land use designation, then is the addition of this property to the inventory of lands so designated consistent with the projected needs for such lands in the Comprehensive Plan? Explain:

F. Does the plan provide more than projected need for lands in the existing land use designation? Explain

G. The applicant shall address how the proposed land use designation will not allow zones or uses that will destabilize the land use pattern in the vicinity or significantly adversely affect existing or planned uses on adjacent lands.

H. The applicant shall address how public facilities and services, including transportation facilities, necessary to support uses allowed in the proposed designation are available, or, will be available in the near future.
