

## REVIEW AND REVISION OF THE COMPREHENSIVE PLAN

**AUTHORIZATION TO INITIATE AMENDMENTS.** The Comprehensive Plan for Morrow County may be periodically amended upon authorization of the County Court, Planning Commission, or when a property owner or an authorized representative makes application to the Planning Department. The need may arise from changes in State law or rule, or as a result of case law. Additionally, changes may be necessary due to growth and development within the County, such as urban growth boundary adjustments or by rezoning. Various Oregon statutes and rules provide the basis for Morrow County's Comprehensive Plan review and revision process. A Comprehensive Plan Amendment may be one or a combination of:

Legislative decisions - made when considering changes or additions to the language of the Zoning Ordinance, Comprehensive Plan, inventories, or maps. Legislative revisions include land use changes that have widespread or significant impact beyond an immediate area. Legislative revisions address quantitative changes such as significant impact to a transportation system, or qualitative changes in the character of the land use itself, such as a zoning conversion of residential to industrial use;

Quasi-judicial decisions - made when a land use decision considers issues normally related to one or a limited number of parcels and apply existing criteria. Examples may be changes to an urban growth boundary, or inventory, map, or zone changes where the revisions do not have significant effect beyond the immediate area of the change. (MC OR-1-2013)

**PUBLIC HEARINGS ON AMENDMENTS.** The Planning Commission shall conduct at least one public hearing on the proposed amendment within 60 days after the amendment is proposed and shall recommend to the County Court approval, disapproval or modified approval of the proposed amendment. After receiving the recommendation of the Planning Commission, the County Court shall hold at least one public hearing on the proposed amendment. (MC OR-1-2013)

**NOTICE.** Notice will be provided according to Article 9 of the Morrow County Zoning Ordinance. (MC OR-1-2013)

**PROCESS.** All proposed changes to the Comprehensive Plan and implementing ordinances must be submitted to the Oregon State Department of Land Conservation and Development (DLCD) at least 35 days before the first evidentiary hearing on adoption of the proposed change. Where two or more local governments propose to agree on and mutually adopt a change to a comprehensive plan, such as an urban growth boundary amendment, the local governments must jointly submit the required notice to DLCD meeting the 35-day requirement. (MC OR-1-2013)

**CRITERIA.** The following criteria must be considered before approval of an amendment to the Comprehensive Plan is given:

1. Address the Criteria found in the Morrow County Zoning Ordinance Article 8 Amendments; and

2. Show how the request complies with the relevant statewide land use planning Goals. Include evidence of coordination and compliance with State agencies regarding the statewide planning Goals. (MC OR-1-2013)

**LIMITATIONS ON REAPPLICATIONS.** No application of a property owner for an amendment to the text of this ordinance or to the zoning map shall be considered by the Planning Commission within the six (6) month period immediately following denial of a previous application; if in the opinion of the Planning Commission, new evidence or a change of circumstances warrant it, however, the Planning Commission may permit a new application. (MC OR-1-2013)

**FINAL DECISION.** The decision of the County Court will be final unless appealed. Eligibility to appeal is governed by Oregon Revised Statute and Oregon Administrative Rule. (MC OR-1-2013)