

Chapter 17.84
Zoning Code or Development Regulations
Amendments and Rezones

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17.84.010 Purpose. From time to time, a change in circumstance of condition may warrant a change in the text or zoning map created by this Title. The purpose of this chapter is to establish the procedures to amend these development regulations and/or zoning map when the proposed change would be consistent with the goals and policies of the Zillah Comprehensive Plan and the intent of this Title.

17.84.020 Text amendments. Text amendments shall be considered exempt from the procedural process found in Chapter 17.08, because of their quasi-judicial status. Text amendments may be initiated in the following manner:

- A. Initiation. An amendment to the text, standards, procedures or other provisions of this Title may be initiated by:
 - 1. Action of the City Council or Planning Commission; or
 - 2. An application for amendment filed by any person. The application shall be filed with the City and shall state the article, section, subsection and paragraph sought to be amended. The application shall also contain draft language for the proposed amendment and shall state the reasons for the proposed text change.
- B. Action by the Legislative Body. Any amendments in this Title shall be by action of the City Council after findings thereon from the Planning Commission that the change is consistent with the goals and policies of the Comprehensive Plan and shall occur in accordance with the procedures set forth in RCW Chapter 36.70A as it now exists or is hereafter amended.

17.84.030 Review of Text Amendments. In proposing any changes to its Development Regulations, the City shall notify the Washington State Department of Commerce (CTED) (CTED) of its intent to adopt such amendments at least 60 days prior to final adoption. The City shall transmit a complete and accurate redlined copy of its Development Regulations to CTED in accordance with State law.

17.84.040 Rezones and zoning map amendments. An amendment to the zoning map may be initiated by:

- A. Action by the Legislative Body – Any zoning map amendment in this ordinance shall be by action of the City Council after a recommendation and finding thereon from the Hearing Examiner; or
- B. A rezone application filed by any property owner, which is consistent with the Future Land Use map.

17.84.050 Approval criteria. In considering a text or map amendment or a proposed rezone, the City Council shall consider:

- A. Comments from property and business owners and residents of the community;
- B. Recommendations from interested agencies and departments;
- C. Findings from the Planning Commission or Hearing Examiner (depending on type of application) including:
 - 1. Suitability of the property in question for uses permitted under the proposed zoning;
 - 2. The extent to which the proposed amendment(s) are in compliance with the goals and policies in the Comprehensive Plan;
 - 3. The adequacy of public facilities, such as sewer, water and other required public services, if applicable;
 - 4. The compatibility of the proposed zone change and associated use with neighboring land uses; and
 - 5. The public need or benefit of the proposed change.
 - 6. A demonstrated change in circumstance.

17.84.060 Moratoria and Interim Land Use Regulations

A. General – Nothing shall prevent the City Council from establishing or extending development moratoria or interim land use regulations in accordance with the procedures set forth in RCW 35A.63.220 and 36.70A.390, as those sections exist or may be hereafter amended or superseded.

17.84.070 Response to a Court or Growth Management Hearings Board Appeal or Decision

The City may use the process described in this chapter to make an amendment to the Zoning Code in response to a court or Growth Management Hearings Board appeal or decision.

17.84.080 Final Review of Development Regulations Text Amendments. In proposing any changes to its Development Regulations, the City shall notify the Washington State Department of Commerce (CTED) of adoption of such amendments upon final adoption. The City shall transmit a complete and accurate final copy of its Development Regulations to CTED in accordance with State law.