

CITY OF HERMISTON

COMPREHENSIVE PLAN MAP AMENDMENT PROCEDURES

BACKGROUND

A comprehensive plan map amendment applies to land within the urban growth boundary as well as within city limits. Oregon law requires that the comprehensive plan map designation correspond with the zoning map designation. A comprehensive plan map amendment changes the comprehensive plan designation as well as the zoning of a property in order to allow a use other than one permitted with the current designation. Comprehensive plan map amendments are required to be co-adopted by Umatilla County if the land lies outside the city limits.

PROCEDURES

Applicants interested in amending the comprehensive plan map are encouraged to attend a pre-development meeting with the city development staff. In the pre-development meeting, staff will discuss the requirements and processes involved in a comprehensive plan map amendment. After attending the pre-development meeting, an applicant may wish to obtain an application to amend the comprehensive plan map from the city planning office. Complete this application and submit it along with an application fee to the city planning department. Once the application has been deemed complete, the City shall submit a notice of proposal to the Oregon Department of Land Conservation and Development (DLCD). DLCD is given a 45 day comment period to review the proposed comprehensive plan map amendment. This means that 45 days must elapse before the initial evidentiary hearing may be held.

The City will then notify by mail all property owners within 300 feet of the site of the proposed comprehensive plan map amendment. The application is then sent to the planning commission for review. The planning commission meets on the second Wednesday of each month and the application must be submitted at least 30 days in advance of the planning commission hearing to be included on the agenda. The city council will then act on the planning commission's recommendations. If the city council accepts the proposed comprehensive plan map amendment, the change will be officially adopted by ordinance. A notice of decision is then sent to DLCD and there is a 21 day period to allow and appeal to the Land Use Board of Appeals. If there is no appeal, the amendment is final.