



ZONE AMENDMENT OR ADDITION CRITERIA (17.04.270)

1. Amendments to the Zoning Map involving any change in the boundaries of an existing district or changing the district designation of an area shall be allowed only upon findings as follows:
 - A. The amendment is not adverse to the public health, safety and welfare; and
 - B.
 1. The amendment is in substantial conformity with the Master Plan; or
 2. The existing zoning is erroneous; or
 3. Conditions in the area affected or adjacent areas have change materially since the area was last zoned.
2. Rezoning may be requested or initiated by the City Manager, the Planning Commission, or the owner of any legal or equitable interest in the property or the owner's representative. The rezoning shall be reviewed for compliance with the criteria of this Subsection in accordance with the review procedure of Section 17.04.290. The area considered for rezoning may be enlarged by the Planning Commission on its own motion over the area requested in the application with proper notice. The applicant shall provide an adequate legal description of the proposed zoning.