

or other site improvements shall be as proposed on the concept plan, or as modified through conditions of approval. Changes in the location or alignment of these features by more than one hundred feet shall require approval of a major modification, in conformance with Article VI of this chapter;

G. Other substantial modifications made to the approved conceptual development plan shall require approval of either a minor modification or major modification, in conformance with Article VI of this chapter. (Ord. 447 §1(part), 2004: Ord. 438 §3 Exh. C (part), 2003)

17.14.440 Development review and building permit approvals. Upon receiving detailed development plan approval, the applicant may apply for development review (e.g., land division, development review, site plan review, etc.). Building permits shall not be issued until all required development permits have been issued and appeal periods have ended.

A. Article III of this chapter applies to developments requiring development review or site plan review;

B. Title 15 applies to Land Divisions;

C. Streamlined Review Option. Preliminary subdivision plats and site plan review applications for approved master planned developments may be reviewed using a Type II procedure, rather than the conventional Type III procedure. This shall be the applicant's option. The variation from the standard procedures of Article III of this chapter, Site Plan Review, and Title 15, Land Divisions is intended to streamline review of projects that have received planned development approvals, since those projects have previously been subject to public review and hearings. (Ord. 447 §1(part), 2004: Ord. 438 §3 Exh. C (part), 2003)

ARTICLE VII. MODIFICATIONS TO APPROVED PLANS AND CONDITIONS OF APPROVAL

17.14.450 Purpose. The purpose of this chapter is to provide an efficient process for modifying land use decisions and approved development plans, in recognition of the cost and complexity of land development and the need to conserve city resources. (Ord. 447 §1(part), 2004: Ord. 438 §3 Exh. C (part), 2003)

17.14.460 Applicability. A. This chapter applies to all development applications approved through the provisions of Chapter 17.14, including:

1. Site plan review approvals;
2. Subdivisions, partitions, and lot line adjustments;
3. Conditional use permits;
4. Master planned developments; and
5. Conditions of approval on any of the above application types.

B. This chapter does not apply to land use district changes, text amendments, temporary use permits, or other permits. (Ord. 447 §1(part), 2004: Ord. 438 §3 Exh. C (part), 2003)

17.14.470 Major modifications. A. Major Modification Defined. The city recorder shall determine that a major modification(s) is required if one or more of the changes listed below are proposed:

1. A change in land use;
2. An increase in the number of dwelling units;
3. A change in the type and/or location of access ways, drives, or parking areas that affect off-site traffic;
4. An increase in the floor area proposed for non-residential use by more than ten percent where previously specified;
5. A reduction of more than ten percent of the area reserved for common open space and/or usable open space;
6. A reduction to specified setback requirements by more than ten percent, or to a degree that the minimum setback standards of the land use district cannot be met; or
7. Changes similar to those listed in (A)(1) through (A)(6) of this section, which are likely to have an adverse impact on adjoining properties.

B. Major Modification Request. An applicant may request a major modification as follows:

1. Upon the city recorder determining that the proposed modification is a major modification, the applicant shall submit an application for the major modification;

2. The modification request shall be subject to the same review procedure (Type I, II, or III) and approval criteria used for the initial project approval, however, the review shall be limited in scope to the modification request. For example, a request to modify a parking lot shall require site plan review only for the proposed parking lot and any changes to associated pathways, lighting, and landscaping. Notice shall be provided in accordance with the applicable review procedure. (Ord. 447 §1(part), 2004: Ord. 438 §3 Exh. C (part), 2003)

17.14.480 Minor modifications. A. Minor Modification Defined. Any modification to a land use decision or approved development plan which is not within the description of a major modification as provided in Section 17.14.470 of this chapter, shall be considered a minor modification.

B. Minor Modification Request. An application for approval of a minor modification is reviewed using Type II procedure in Chapter 17.14.050. A minor modification shall be approved, approved with conditions, or denied by the city official based on written findings on the following criteria:

1. The proposed development is in compliance with all applicable requirements of the development code; and

2. The modification is not a major modification as defined in Section 17.14.380, of this chapter. (Ord. 447 §1(part), 2004: Ord. 438 §3 Exh. C (part), 2003)

ARTICLE VIII. LAND USE DISTRICT MAP AND TEXT AMENDMENTS

17.14.490 Purpose. The purpose of this chapter is to provide standards and procedures for legislative and quasi-judicial amendments to this code and the land use district map. These will be referred to as "map and text amendments." Amendments may be necessary from time to time to reflect changing community conditions, needs, and desires, to correct mistakes, or to address changes in the law. (Ord. 447 §1(part), 2004: Ord. 438 §3 Exh. C (part), 2003)

17.14.500 Legislative amendments. Legislative amendments are policy decisions made by city council.