

Chapter 14.65
AMENDMENTS TO THE
DEVELOPMENT CODE'S LAND
USE DESIGNATION MAP,
CONDITIONAL USE PERMITS,
AND RECORDED DEVELOPMENT
PLANS

Sections

- 14.65.010 Amendments to the Development Code's Land Use Designation Map
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14.65.010 Amendments to the Development Code's Land Use Designation Map

- A. Amendments to the Development Code's Land Use Designation Map shall be consistent with the Comprehensive Plan, the Growth Management Act, and the State Environmental Policy Act, and shall be in the public interest.
- B. Amendments to the Development Code's Land Use Designation Map may be approved only if the amendment generally meets the criteria in SMC 14.65.010A for all uses permitted in the new land use designation. In other words, such amendments shall not be specific to a particular proposed development, even with a concomitant agreement.

14.65.020 Conditional Use Permits

- A. A "C" in the box at the intersection of the column and the row in the tables in SMC 14.205.120 through 14.205.200 means a conditional use. Conditional uses are allowed only with a conditional use permit, and are subject to conditions imposed as specified herein. The purpose of the

conditional use permit is to allow flexibility in the application of the Development Code while ensuring compatibility of uses.

- B. The criteria for deciding conditional use permits shall be as follows:
 - 1. Adequate streets, sidewalks, transit stops, open spaces, parks, schools, water, sewer, and stormwater facilities shall be available to the proposed development.
 - 2. The design and appearance of the structure shall be compatible with surrounding developments that are in conformance with the land use designation.
 - 3. The development shall be consistent with the Comprehensive Plan.
 - 4. The development shall mitigate any significant adverse environmental impacts.
 - 5. Concurrency requirements (SMC 14.55.030) shall be complied with.
 - 6. The development shall be consistent with the health, safety, and general welfare.
- C. In granting a conditional use permit, to protect the health, safety and general, the City may:
 - 1. Require a site plan showing exact location and dimensions of existing and proposed structures or equipment.

2. Increase any requirements of Title 14 SMC otherwise applicable to the proposal to the extent necessary to mitigate significant adverse impacts.
 3. Require dedication to the public of land for street rights-of-way or other public purposes, to the extent necessary to implement the City's Transportation Plan or mitigate environmental impacts, provided the dedication does not constitute an unconstitutional taking of private property.
 4. Require improvements designed to mitigate the proposal's environmental impacts.
 5. Otherwise impose conditions as may be consistent with the purpose of Title 14 SMC or the purpose of the land use designation.
- B. Recorded development plans shall have the same purpose, process (Type 5 or 6 permit depending on whether the action is SEPA-exempt), and criteria as conditional use permits except that recorded development plans, upon approval, shall be recorded in the same manner as subdivision in order to assure that the development plan will be implemented. A recorded development plan is required for several types of development within Title 14 SMC in the Airport Industry designation. In each instance where the approval of a recorded development plan is required, specific issues are noted that must be addressed as part of the approval and will be discussed in the staff report and included in the recommended action. (Ord. 2111, 2006)

14.65.030 Administrative Development Plans and Recorded Development Plans

- A. Administrative development plans shall have the same purpose, process (Type 1 or 4 permit depending on whether the action is SEPA-exempt), and criteria as conditional use permits. An administrative development plan is required for several types of development within Title 14 SMC in the BP and MU designations. In each instance where the approval of an administrative development plan is required, specific issues are noted that must be addressed as part of the approval and will be discussed in the staff report and included in the recommended action.