

33.700 Administration and Procedures

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Sections Amended:

33.700.110 Prior Conditions of Approval

Commentary

33.700.110 Prior Conditions of Approval

Staff proposes to add a standard that states that prior conditions of greenway review approval continue to apply, where greenway review no longer applies to specific sites. Sites mapped in Map 475-1 in the Central Reach, will no longer be subject to Greenway Review, instead relying on Design Review and a new River Review; the latter applies when the standards of 33.475 cannot be met. Design guidelines and River Review approval criteria are similar in nature and purpose to greenway review approval criteria. In adopting the *Central City 2035 Plan*, the City is not retreating from the policies implemented through a greenway review, instead the City is utilizing an existing review and renaming the greenway review. This section will be amended to ensure that the conditions of approval for a greenway review continue to apply after this plan is adopted.

33. 700.110 Prior Conditions of Land Use Approvals

This section addresses situations where a use, development, or land division was approved with conditions as part of a land use review under zoning or land division regulations that no longer apply to the site. Over time, there are instances when uses or development previously approved with conditions are subject to new zoning or land division regulations. This may result from a change of the content of zoning or land division regulations or from legislative zone changes including annexation rezonings.

- A. Conditions of approval prior to 1981.** (No Change)
- B. Conditions of approval after 1981.** The regulations stated below apply to all prior conditions of approval for all types of land divisions, Planned Unit Developments (PUD), and any other quasi-judicial review approved in association with a land division or PUD, and for land use reviews applied for after January 1, 1981, unless the conditions of approval or the ordinance adopting the conditions provide for their continuance.
 - 1.-3. (No Change)
 - 4. Greenway review. If a use or development is subject to conditions under a greenway review, the conditions continue to apply.
 - 4.5. Other land use actions. If the use or development was approved with conditions under a review which is no longer in effect on the site (such as site review, design review, significant environmental concern review), the conditions no longer apply.