

Section 8600. Changes and Amendments

A. **Authority to Amend:** The City Council may, from time to time, on its own motion or on the petition of an interested property owner or owners:

1. Amend, supplement, or change by ordinance the zoning classification of any property or the regulations herein established; or
2. Issue or revoke Specific Use Permits. Following the receipt of a report from the Planning & Zoning Commission on any application for a Specific Use Permit, the Council may:
 - a. Authorize the issuance of the permit.
 - b. Attach conditions relating to use limits, duration of the permit, time of operation, or other appropriate conditions to the proposed permit and then authorize its issuance.
 - c. If the Council approves a Specific Use Permit that authorizes specialized construction of improvements that may only be utilized under the terms of the Specific Use Permit, the Council will not consider revocation of the permit unless evidence is presented showing that the property owner/operator is in direct and knowing violation of a specific performance condition attached to the Specific Use Permit when issued.
 - d. The Council may consider the revocation of any Specific Use Permit if after a properly noticed hearing in which any interested party has an opportunity to present evidence and be heard, the Council makes a determination that a performance condition attached to the original permit has been violated by the owner/operator of the permitted activity, or if the original permit was issued with an expressly stated condition that the permit was for a limited period of time and was subject to periodic review to determine impact on adjoining properties or activities. If a permit is issued for a limited duration, the applicant undertakes the permitted activity with the knowledge that the permit may be revoked or not renewed by future Council action.
 - e. Specific Use Permits issued for a limited time duration may be extended for additional increments of time following a properly noticed hearing.
 - f. All Specific Use Permits shall be approved, conditioned, modified or revoked following a public hearing in a single meeting action of the City Council. Specific Use Permits do not constitute a change in zoning and, therefore, do not proceed through a three reading ordinance amendment requirement as would be required for a change in zoning classification.