

## Chapter 17.86 Comprehensive Plan Amendments

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**17.86.010 Purpose.** The purpose of this chapter is to provide the procedural steps needed to govern any amendments or updates to the Comprehensive Plan text and/or maps.

### **17.86.020 Initiation of Text and Map Amendments.**

- A. The City's Comprehensive Plan shall be subject to continuing evaluation and review by the City. Under RCW 36.70A.130 which covers Comprehensive Plan Review procedures and schedules, the cities that are planning under the Growth Management Act are required to review/ update once every seven years. Any amendment or revision to the Comprehensive Plan shall conform to RCW Chapter 36.70A.
- B. Comprehensive plan amendments may be initiated by citizens, by the Planning Commission, City staff, City Council, or any other interested persons including applicants, and staff of other agencies. The proposed amendments or revisions to the Comprehensive Plan may be docketed and considered by the City no more frequently than once every year except, that an amendment(s) may be considered more frequently under the following circumstances:
  - 1. The initial adoption of a sub-area plan; and
  - 2. The adoption or amendment of a shoreline master program under the procedures set forth in RCW Chapter 90.58.
  - 3. The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of a City budget.
  - 4. A declared emergency under RCW **36.70A.130 (2a)**
- C. All amendment proposals shall be considered by the City concurrently so the cumulative effect of the various proposals can be ascertained. However, the City may adopt amendments or revisions to its Comprehensive Plan that conform with RCW Chapter 36.70A whenever an emergency exists or to resolve an appeal of a Comprehensive Plan filed with the Growth Management Hearings Board or with a court.

- D. The City shall periodically review the densities permitted within its boundaries, and to the extent to which urban growth has occurred within the City according to the timetable established by the Growth Management Act. The City shall revise its projected population figures a minimum of every 10 years to accommodate the urban growth projected to occur in the City for the succeeding 20 year period.

**17.86.030 Criteria for Amendment Procedure.** The criteria staff uses to make recommendations to the City Council on whether or not to consider an amendment to the comprehensive plan include the following:

- A. The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.
- B. Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.
- C. The proposal is limited in scope and can fit within the City Planning work program for the current year.
- D. The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.
- E. The public interest is served by dealing with the proposal at the present time rather than later.
- F. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.
- G. An obvious mapping error.

**17.86.040 Notice to Department of Commerce.** In proposing any changes to its Comprehensive Plan, the City shall notify the Washington State Department of Commerce (CTED) of its intent to adopt such amendments at least 60 days prior to final adoption. The City shall transmit a complete and accurate redline copy of its Comprehensive Plan to CTED in accordance with State law.

**17.86.050 Filing of Text and Map Amendments.** Written requests to amend the Comprehensive Plan, together with all relevant supportive or explanatory material as determined to be applicable by staff in the application packet, shall be submitted to the City Planning Department. The City shall establish a start and ending date for the call for acceptance of written requests, and such shall be advertised in accordance with the City's noticing requirements. All plan amendment requests may be docketed for possible consideration for inclusion in the Comprehensive Plan. The docketed list of proposed amendments shall be presented to the Planning Commission within 90 days of the ending date. The Planning Commission shall make a recommendation to the City Council on whether or not to move forward on consideration of docketed amendments within 30 days.

### **17.86.060 Consideration of Comprehensive Plan Amendments**

- A. The City Council, after a recommendation from staff and the Planning Commission, can recommend that an amendment be processed in the current amendment cycle or that the amendment remain on the docket list for future consideration, or that the amendment be denied further consideration.
- B. The City Council's decision as to the disposition of the amendment shall be final and is not appealable.

**17.86.070 Final Review of Text and Map Amendments.** In proposing any changes to its Comprehensive Plan, the City shall notify the Washington State Department of Commerce (CTED) of final adoption of such amendments. The City shall transmit a complete and accurate final copy of its Comprehensive Plan to CTED in accordance with State law upon adoption of the plan or text changes.