

PLANNING COMMISSION MEETING

**Scoping Proposed  
Comprehensive Plan Docket  
Amendments**

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June 24, 2020



## PURPOSE

- **Revise RZC 21.76.070(J) Comprehensive Plan Map and/or Policy Amendment.**
- **Explore approaches that would result in a more predictable & efficient docketing process.**

# BENEFITS

- **Community** – predictability, transparency
- **Operational** – efficiency
- **Legislative Intent** – GMA compliant

# APPROACH

- Identify areas for improvement and review proposed code revisions:
  - July & Oct. 2019
  - June 10, 2020
- Tonight, continue reviewing proposed code revisions

# 1. PURPOSE

PC Mtg. 7/23/20:

Revised to be clear and concise about the:

- intent of the docket process, and
- applicable enabling state legislation.

## J. Comprehensive Plan Map and/or Policy Amendment

1. Purpose. The purpose of this section is to establish procedures, pursuant to Chapter 36.70A RCW, for the review and amendment of the comprehensive plan and implementing development regulations. ~~provide a mechanism to allow modifications to the City's Comprehensive Plan Map or policies.~~

a. The Annual Comprehensive Amendment Review Docket ("Annual Review Docket") will establish the annual list of proposed comprehensive plan amendments and related development regulations that the City Council determines, after review and consultation with the Planning Commission, to be included for review and consideration for any given year.

b. Placement of an amendment request on the Annual Review Docket does not mean the amendment request will be approved by the City Council

# 2. Review Process and Approving Authority

PC Mtg. 7/23/20:

- Amend the comp plan no more than 1 x/yr. to provide greater compliance with state law

PC Mtg. 10/23/19:

- Place exemptions under a new Review Process section.
- Cite RCW and WAC that include other applicable exemptions.

~~1. 2. Review Process and Approving Authority. Procedure for establishing the scope of annual Comprehensive Plan amendments and concurrent Zoning Code amendments (the “docketing process”).~~

~~a. The Growth Management Act, RCW 36.70A, provides that Comprehensive Plan amendments can occur no more than once a year with limited exceptions. For any given year, the City establishes an application process with due date, as shown in Figure 21.76.070A. Applications received after the due date may be considered as part of the following year’s Comprehensive Plan docketing process.~~

~~Sequence for establishing the annual docket. Figure 21.76.070A identifies major steps involved in establishing the annual Comprehensive Plan docket.~~

b. The City Council has decision-making authority over all Comprehensive Plan and development regulation amendment proposals considered for inclusion on the annual review docket.

# 2. Review Process and Approving Authority

PC Mtg. 7/23/20:

- Whenever possible, only cite the RCW or WAC rather than provide a list of exemptions. Ensures Redmond Municipal Code stays compliant in the event the RCW or WAC changes.

## What the revisions do:

- Affirms compliance with GMA by citing exact language in RCW “no more than once a year...”
- Ensures cumulative effect of proposals are more in accord with RCW 36.70A.130.
- Moves exemption provision from the back of code to the front.
- Adds two new references to exemptions under the RCW and WAC (rather than listing all the exemptions)

## c. Exemptions.

i. Changes in the organization, format, appearance, profiles, narrative, illustrations, examples or other nonmaterial changes to the Comprehensive Plan may be made by the Department of Planning and Community Development and are exempt from this section. Amendments to facility plans for City-managed utilities shall follow those procedures described in the Capital Facilities Element of the Redmond Comprehensive Plan.

ii. Comprehensive Plan Amendments exempt under RCW 36.70A.130.

d. Sequence for establishing the annual docket. Figure 21.76.070A identifies major steps involved in establishing the annual Comprehensive Plan docket.

[FLOW CHART TO BE INSERTED HERE AFTER THE PROCESS IS CONFIRMED](#)

# 3. Who May Apply

PC Mtg. 10/23/19:

- Address ability of Council and Commission to introduce a proposal to amend the Comp Plan, require majority vote to place it on the docket for consideration.
- Consider language that would allow Council to include non-emergency city-initiated amendments on an already-approved docket. There is an existing policy that allows Council to add city-initiated amendments for emergencies only.

## 3. Who May Apply.

### a.Members of the Public.

Persons or entities other than the City Council and the City Planning Commission (hereinafter referred to collectively as “the public”) may initiate Comprehensive Plan amendment proposals subject to the provisions of this chapter. A property owner or authorized agent of the property owner may propose a site-specific rezone amendment to the Comprehensive Plan.

### b. City Council.

i. Initiation. Proposals to amend the Comprehensive Plan may be made by the City Council at any time. An affirmative vote of not less than a majority of the total members of the Council is required to initiate consideration of an amendment. Amendment proposals initiated by City Council are not subject to the two-year limitation of this section that apply to amendment proposals initiated by the



# 3. Who May Apply

ii. Review. Amendment proposals initiated by City Council will be reviewed by the Planning Commission and acted upon by Council as set forth in this section.

c. Planning Commission.

i. Initiation. Proposals to amend the Comprehensive Plan may be made by the Planning Commission at any time and submitted to the City Council for consideration for inclusion in the Annual Review Docket. An affirmative vote of not less than a majority of the total members of the Commission is required to initiate consideration of an amendment.

ii. Review. The Council will review the Planning Commission proposals and determine which will be included in the Annual Review Docket in accordance with the procedural requirements set forth in this section. Amendment proposals initiated by the Planning Commission are subject to the two-year limitations of this section.

# 3. Who May Apply

## What the revisions do:

- Introduces a new section.
- Clearly describes roles of Planning Commission, City Council, and staff in terms of initiating amendment proposals.

## d. City staff.

i. City staff may recommend comprehensive plan amendments to be considered by the Planning Commission for inclusion on the Annual Review Docket.

# 4. Minimum Application Requirements

## PC Mtg. 10/23/19:

- Codify a pre-application mtg.
- Require sufficient info./adequate detail.
- Allow City to request additional information.
- Revise to include phrases such as, “shall consider” or “must meet”
- Application fees.

## 4. Minimum Application Requirements.

a. The following provisions do not apply to amendment proposals initiated by City Council, Planning Commission and city staff.

b. Applicants must schedule and attend a pre-application meeting with Planning staff before submitting an application. The meeting is designed to provide early feedback and direction on the applicant’s proposal.

b. Applications must provide sufficient information or adequate detail to review and assess whether or not the proposal meets the applicable approval criteria identified in this section.

c. The City may request additional information as part of the application review process.

# 4. Minimum Application Requirements

## What the revisions do:

- Introduces a new section
- Clear expectations to applicants.
- Redirect proposals to alternate city processes  
Ensures more complete applications.
- Efficient uses of resources for applicant and staff.

d. A determination that the proposal contains sufficient information and adequate detail for the purpose of docketing does not preclude the City from requesting additional information at a later time.

e. Fee. The applicable application fee is listed on the Development Review fee schedule. Payment of the fee is required when the application is submitted.

# 5. Annual Review Docket Application

PC Mtgs. 7/24 and 10/23/19

- Truly amend the comprehensive plan no more than 1 x per year.
- Reduce the number of carryover items to items that are truly ready for Planning Commission review in the docket year.

PC Mtg. 10/23/19:

- Revisit the schedule. Redesign the process to include a predictable application period/docketing schedule.
- Open applications at the same time each year legislatively.
- Achieve a concurrent cumulative review of approved proposals.

## 5. Annual Review Docket Application Procedures

a. Schedule. The Annual Review Docket Application schedule will occur pursuant to the schedule below.

<u>DUE BY</u>	<u>PROCESS</u>
<u>Prior to April 1</u>	<u>Any time prior to the application due date applicants are required to initiate and attend a pre-proposal meeting with Planning staff.</u>
<u>April 1</u>	<u>Applications due</u>
	<u>Planning Commission reviews proposed amendments and hold public hearing(s)</u>
<u>By Aug. 31</u>	<u>Council determines proposed amendment outcomes (include, exclude, or defer) and approves the Annual Review Docket no later than the end of August</u>

# 5. Annual Review Docket Application

PC Mtgs. 7/24 and 10/23/19

- Truly amend the comprehensive plan no more than 1 x per year.
- Reduce the number of carryover items to items that are truly ready for Planning Commission review in the docket year.

PC Mtg. 10/23/19:

- Revisit the schedule. Redesign the process to include a predictable application period/docketing schedule.
- Open applications at the same time each year legislatively.
- Achieve a concurrent cumulative review of approved proposals.

## 5. Annual Review Docket Application Procedures

b. Frequency. The Growth Management Act, RCW 36.70A, provides that Comprehensive Plan amendments can occur no more than once a year with limited exceptions and as such the City Council may exercise its discretion to not open an annual docket and may choose to exercise that discretion in years in which a periodic review of the Comprehensive Plan is required under RCW 36.70A. The public participation component of a periodic comprehensive plan update will provide early and continuous opportunities for the public to participate in the development and amendment of comprehensive land use plans and development regulations implementing such plans.

# 5. Annual Review Docket Application

PC Mtgs. 7/24 and 10/23/19

- Truly amend the comprehensive plan no more than 1 x per year.
- Reduce the number of carryover items to items that are truly ready for Planning Commission review in the docket year.

PC Mtg. 7/24/19:

- In developing criteria consider city priorities, and staff capacity to complete proposals within docket year.

PC Mtg. 10/24/19:

- Re-write criteria to include phrases such as, “shall consider” or “must meet” - wherever possible.

c. Threshold Decision Criteria. ~~Criteria for including proposed Comprehensive Plan amendments in a given docket cycle.~~ The following threshold decision criteria will be used in determining which proposed Comprehensive Plan amendments will receive further consideration in a given docket cycle. Applications not included in an Annual Review Docket may be submitted in subsequent annual docketing processes, subject to Threshold Decision Criterion vii. below and would be evaluated again for consistency with criteria.

i. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory, budgetary, or programmatic measure;

ii. The proposed Comprehensive Plan amendment is best addressed as an individually docketed item, instead of evaluating as part of a periodic update to Redmond’s Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by ~~neighboring jurisdictions,~~ regional, or state agencies;

iii. The proposed ~~Comprehensive Plan~~ amendment is consistent with existing local, state, and federal laws policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code;

# 5. Annual Review Docket Application

- Eliminate ambiguous criteria including the terms: time, timely, consistent, concurrent.

## What the revisions do:

- Sets annual intake of proposed amendments during first week of April.
- Achieve a concurrent cumulative review of approved proposals.

iv. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or as part of a periodic comprehensive plan review cycle; and

~~iv. The proposed Comprehensive Plan amendment is timely with respect to other City and community initiatives, and planned public and private development activity;~~

~~v. City Council, Planning Commission, and staff will have sufficient information necessary to analyze the proposal, develop a recommendation, and make an informed decision within the docket year;~~

v. The proposed amendment, in light of all proposed amendments being considered, can be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program.

vi. The proposed Comprehensive Plan amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; and is consistent with the overall vision and goals of the Comprehensive Plan.~~is consistent with overall vision, policies~~



# 5. Annual Review Docket Application

vii. The proposed Comprehensive Plan amendment or similar amendment has not been considered or rejected within the last two years.

# 6. Council Review

- Consider options for deferring an application for the next docket if, for instance, the item has merit but there is insufficient staff capacity. (PC Mtg. 10/24/19)

## What the revisions do:

- Introduces a new section describing the three types of actions the Council can make on any proposal request, including the decision to defer a proposal to the next docket cycle. WA Dept of Commerce, GMA Services allows a docketed item to roll into the quarter following the targeted Council action date if the item is already under review with the Planning Commission or Council.

6. Council Review. The City Council shall review the recommendation of the Planning Commission and consider whether any proposed amendment should be included in, or excluded from the Annual Comprehensive Plan Review Docket, or be deferred.

a. Include. A decision to include a proposal in the annual docket is procedural only and does not constitute a decision by the City Council as to whether the proposed amendment will ultimately be approved.

b. Exclude. The City Council's decision to exclude a proposed amendment from the docket terminates the application. Proposals excluded from the annual review docket may not be considered again for a period of two years.

c. Defer. The City Council's decision to defer an application means the application may be considered, as specified by the Council, for the next annual docket cycle, neighborhood plan review and update, a previously established work program, or the next periodic review cycle.

# 7. Final Review

*These revisions clarify how the Council's final review of each docketed item is different from Council's approval of the Annual Docket.*

7. Final Review of Docketed Proposals. The final review process will evaluate the proposed amendments included in the Annual Review Docket and culminate in Council action on the proposed amendments.

a. Planning Commission Review. The Planning Commission will review the proposed amendments included in the Annual Review Docket, hold a public hearing, and make a recommendation to the City Council as to each proposed amendment, using the criteria set forth below in section 7(d) below.

b. City Council Action. The City Council will review the Planning Commission recommendations and the criteria set forth below and take action on each proposed amendment in the Annual Review Docket. Council can reject, or accept in whole or part the Planning Commission's recommendations.

# 7. Final Review

~~3c.~~ Criteria for evaluation and action ~~on proposed Comprehensive Plan Amendments. Once the scope of annual Comprehensive Plan amendments is confirmed via the docketing process described in RZC 21.76.070.J.2, Each docketed proposal item~~ is reviewed individually and acted on using the following criteria below per listed in Redmond Comprehensive Plan Policy PI-16. The review process shall follow Type VI (legislative) permit procedures as described in RZC 21.76.050.

## d. Final Review Criteria:

- ~~a~~i. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);
- ~~b~~ii. Consistency with the Comprehensive Plan policies and the designation criteria;
- ~~e~~iii. The capability of the land, including the prevalence of critical areas;
- ~~d~~iv. The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;

# 7. Final Review

ev. Consistency with the preferred growth and development pattern in Section B of the Land Use Element of the Comprehensive Plan;

evi. Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;

evii. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and ~~Whether the allowed uses are compatible with nearby uses;~~

eviii. If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity; and

# 7. Final Review

ix. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. ~~For issues that have been considered within the last four annual updates or Comprehensive Land Use Plan amendments, whether there has been a change in circumstances that makes the proposed plan designation or policy change appropriate or whether the amendment is needed to remedy a mistake.~~

# 7. Final Review

PC Mtg. 10/23/19:

- Revisit the schedule. Redesign the process to include a predictable application period/docketing schedule.

[e. Schedule. The review of docketed proposals will occur pursuant to the schedule below.](#)

<u><a href="#">DUE BY</a></u>	<u><a href="#">PROCESS</a></u>
<u><a href="#">By August 30 of prior year</a></u>	<u><a href="#">Annual Review Docket approved</a></u>
<u><a href="#">Throughout the year</a></u>	<u><a href="#">Planning Commission to hold public hearing(s) on each docketed proposed amendment(s)</a></u>
<u><a href="#">No later than first week of April</a></u>	<u><a href="#">Docket Approval. Council to review and make a decision to approve, deny, or defer action on each item on the docket. This may include identification of items that will be continued into next docket cycle.</a></u>

# 7. Final Review

~~4. Exemptions. Changes in the organization, format, appearance, profiles, narrative, illustrations, examples or other nonmaterial changes to the Comprehensive Plan may be made by the Department of Planning and Community Development and are exempt from this section. Amendments to facility plans for City-managed utilities shall follow those procedures described in the Capital Facilities Element of the Redmond Comprehensive Plan.~~

~~5~~e. Approval by Ordinance. All amendments shall be approved by ordinance by the Redmond City Council.



# SCHEDULE

May-June	Planning Commission: <ul style="list-style-type: none"><li>• Explore alternatives</li><li>• Identify preferences</li><li>• Integrate PC feedback</li></ul>
July	Technical Committee
July-Aug	PC study sessions/public hearing
Sept-Oct	Council review and action

# FEE COMPARISONS

- Bellevue
- Issaquah
- Kirkland
- Olympia
- Sammamish
- Woodinville

# FEE COMPARISONS

City	Fees
<b>Bellevue</b>	Comprehensive Plan Amendment: \$736.00 deposit When rezone request is submitted with Comp Plan Amendment: No deposit but subject to hourly fee  Stand-alone rezone amendment:\$1,472.00 deposit  Hourly Rate: \$184.00
<b>Kirkland</b>	Comprehensive Plan Amendment: No fee  Site specific rezone Initial application request: \$ 1,054.00 If docketed, then additional: \$10,536.00
<b>Issaquah</b>	Comprehensive Plan Amendment: \$2,500.00  Land Use Code Amendment: \$1,000.00 Rezone \$2,500.00

# Questions/Discussion

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