

TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

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Planning and Community Development

Date: July 7, 2020

File Numbers and Title: RZC 21.76.070.J Docketing Process Amendments

Reasons the Proposal should be Adopted:

The proposed amendments clarify procedures for annual docketing of Comprehensive Plan amendments and associated Zoning Code amendments and should be adopted because amendments:

1. Set clear expectations and timelines for prospective applicants and staff regarding application submittals and review process;
2. Provide a transparent and predictable application review and decision-making schedule for ease of tracking by applicants and community members;
3. Refine threshold decision criteria by removing ambiguous terms and adding new relevant criteria to evaluate proposals;
4. Create a process that allows City Council, Planning Commission and staff to add items to be considered for the annual docket.
5. Provides for application fees to capture staff time and material costs associated with processing proposals. (This would require a separate process adopted by Council Resolution and may require amending RZC 21.76.030 to address fee administration and refunds unique to the annual review docket process and pertinent Comprehensive Plan and RZC).

I. APPLICANT PROPOSAL

A. APPLICANT

City of Redmond

B. BACKGROUND, EXISTING CONDITIONS, AND REASON FOR PROPOSAL

An amendment to the Comprehensive Plan is a mechanism by which Redmond may periodically modify its land use, development, or growth policies to reinforce the role of the Comprehensive Plan in guiding growth in the community. Annual amendments to the Comprehensive Plan and related zoning changes (“the docketing process”) are established and regulated under the state Growth Management Act (GMA) and are reviewed in accordance with RZC 21.76.070.J with final legislative action taken within the docket year.

To date, the approach used to develop the proposed docketing process code amendment has involved the following:

- A detailed review of the current docketing process;
- Identification of issues and concerns with the current process;
- Analysis of options to address these issues by gathering input and feedback from Planning Commissioners, input from Councilmembers (from the last two docket review periods); and
- A study of reference materials and interviews of staff from other jurisdictions.

Overview of the current docketing process.

Redmond’s docketing process, last updated in 2015, is described in RZC 21.76.070.J and starts with notifying the community of the opening of the annual application period. There is no certain date when the application period opens but it generally occurs in the late spring or early summer. Prospective applicants (residents, business entities, Councilmembers, Planning Commissioners and City staff) can submit proposals at no charge to amend the Comprehensive Plan and associated zoning code. Notification occurs via various forms including e-mails, press releases, the City website, and social media.

Threshold Review is the first step in a two-part plan amendment review process. Staff, Technical Committee, and the Planning Commission review each application proposal against the threshold decision criteria. The Planning Commission reviews the Technical Committee analysis and recommendation, holds one or more public hearings to discuss the scope of the proposal, makes its own determination in the form of a recommendation to Council on which proposals should be given further consideration as a docketed item. Council takes final action by adopting an ordinance which establishes the Comprehensive Plan amendment docket.

Once a proposal is docketed, each proposal is evaluated by staff, the Technical Committee and Planning Commission. Again, the Technical Committee makes a recommendation but this time, it is on the merits of the proposal using a new set of criteria. The Commission

holds a public hearing on each proposal and makes a recommendation to the City Council to either accept the Technical Committee recommendation, reject the recommendation or accept it with condition(s).

Council reviews the Commission's recommendation and makes a final determination on the proposed amendment. The Council can accept the Planning Commission's recommendation provided in a written *Planning Commission Report*, reject the recommendation, or accept the recommendation with conditions. Also, Council can hold its own public hearing or send the proposal back to the Commission for further study. Council can request the Commission hold another public hearing when new information expands the original scope of the proposal to such an extent that it would be outside the realm of possibilities for community members when the initial public hearing was held.

II. RECOMMENDATION

The Technical Committee recommends amending RZC 21.76 as shown in Attachment A.

III. PRIMARY ISSUES CONSIDERED

A. IDENTIFICATION OF ISSUES

During recent docket cycles, the following issues regarding the current docketing process were raised by Planning Commissioners, Councilmembers, applicants and staff.

On July 24, 2019, the Planning Commission met and reviewed zoning code regulations that apply to Redmond's docketing process codified in RZC 21.76.070. Concerns focused on the lack of clarity and understandability of current zoning code language and the lack of consistency and predictability in the application and review process. At the meeting, Commissioners expressed an interest in updating the regulation and asked staff to research potential code revisions.

On October 23, 2019, Beverly Mesa-Zendt, Planning Manager, followed up with a staff presentation to the Planning Commission. Ms. Mesa-Zendt provided a *Docket Study White Paper* and a presentation that addressed issues and concerns shared at the July 2019 meeting, an overview of the state and regulatory context for comprehensive plan amendments, a benchmark comparative study of the neighboring jurisdictions - Bellevue, Kirkland, Issaquah, and Sammamish – and initial suggestions for potential new code language. Commissioners provided staff with guidance to ensure that proposed amendments would improve implementation and predictability of the docketing process and compliance with the GMA. Commission discussion resulted in additional suggestions for staff consideration while developing the code rewrite.

Under the research and fact-finding roles of the Planning Commission afforded under RCW 35.63.060, staff scheduled two follow-up study sessions on June 16 and June 24, 2020, for Commissions to inform the scope of the code rewrite, review and identify

preferred language and options for code revisions. In addition, staff sought input from planning staff and now seeks a recommendation from the Technical Committee on the draft code amendments for the Planning Commission's formal review and recommendation to City Council.

B. EXPLANATION OF PROPOSED CODE REVISIONS

The items in the list below describe how the identified issues are addressed by the proposed code to achieve clear expectations, predictability, transparency, and efficiency.

1. Revise code to be clear and concise about the intent of the docket process and applicable enabling state legislation.

Proposed Code Revision:

The proposed code includes a revised *Purpose* section. Affirms compliance with GMA by citing exact language in RCW. Ensures cumulative effect of proposals are more in accord with RCW 36.70A.130.

2. Non-codified requirement to attend a pre-application meeting is often overlooked by applicants which often results in incomplete applications and amendment proposals that are not actual comprehensive plan amendments.

Proposed Code Revision:

Proposed new code section, *Minimum Application Requirements*. Communicates clear expectations of applicants. Provides early opportunity to refer proposals to alternate city processes that could consider the applicants' requests. Ensures more complete applications and an efficient use of applicant and staff resources.

3. For Application submittals, require applicants to submit sufficient information and adequate detail. Allow City to request additional information

Proposed Code Revision:

Proposed new code section, *Minimum Application Requirements*. Communicates clear expectations of applicants and staff. To support staff's ability to do meaningful analysis the applicant is expected to be available from time to time to provide insight and information to assist staff to prepare the appropriate level of analysis for the proposed amendment and to stay within the predetermined schedule for the Annual Review Docket.

4. Develop a fee structure to recover the significant staff time and material costs associated with processing proposals.

Proposed Code Revision: New provision refers applicants to the Development Services Fee Schedule. Fees are proposed for a Comprehensive Plan amendment, a site-specific map amendment (i.e. rezone) and a site-specific zoning text amendment (e.g. change of use). Also, SEPA fees currently charged to applicants for land use permits outside the

annual docket process are proposed to extend to applicants requesting Comprehensive Plan amendments.

5. Introduce formal procedure for Council and the Commission to initiate and consider a proposal to amend the Comprehensive Plan. Introduce a procedure for the Commission to consider requests from applicants who cannot afford to pay the application fee(s).

Proposed Code Revision:

A new proposed section, *Who May Apply*, clearly describes roles of Planning Commission, City Council, and staff in terms of initiating amendment proposals. Includes a provision to allow both Council and Planning Commission to initiate proposals with an affirmative vote of not less than a majority of the total members.

6. Currently, the application review and decision-making schedule is unpredictable which places a burden on the community and applicants to keep abreast of when proposals matriculate through the docketing process.

Proposed Code Revision: New code section, *Annual Review Docket Application*, proposes an April 1 submittal deadline allowing applicants to schedule pre-application meetings and submit applications any time before April 1 for consideration in the next year's annual review docket. The new schedule shows major milestones in the annual review docket process and accommodates a concurrent cumulative review of approved proposals.

7. Reduce the number of docketed items carried over to future dockets. In recent years, Councilmembers have questioned the need for so many items proposed for carrying forward to the next docket.

Proposed Code Revision: Proposed code provisions including a mandatory pre-application meeting, application fees, an option to defer items not ready to a future docket, and a new criterion that includes an evaluation of city priorities and staff resources. Also, proposed code revisions introduce a timeline for annual approval of amendments to be considered for their cumulative impact.

8. Truly amend the comprehensive plan no more than once per year.

Proposed Code Revision: The proposed code includes two schedules – one for the review of applications, and the second is for final review of each docketed item. The intent is to have all docketed items ready for Council action at the same time.

9. Review and revise threshold decision criteria that include terms that are ambiguous or cumbersome to apply when evaluating proposals. (During the 2018-19 docket review process, Councilmembers also identified this as an area of concern).

Proposed Code Revision: Criteria have been revised; references to *timeliness and time consistent* and *concurrent* have been deleted. In striving to clarify intent, the criteria include phrases such as, “shall consider” or “must meet” whenever possible.

10. In developing threshold decision criteria consider city priorities, and staff capacity to complete proposals within the docket year.

Proposed Code Revision: A new criterion that addresses city priorities and staff capacity is proposed:

“The proposed docket item(s) can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. In making this determination the following shall be considered: The amount of research and analysis needed to develop the proposal; the potential for the proposal to impact multiple sections of the comprehensive plan and or zoning code, the amount of public engagement needed to fully develop the amendments, and if consultant support would be needed to fully develop the proposal.”

C. EXPLANATION OF NONCODE PROCESS IMPROVEMENTS

Consider potential efficiencies that could be gained by a streamlined process.

Response:

The proposed docketing process is well-suited for gaining efficiencies in several administrative and operational procedures related to the docketing process including:

- Consolidating items for public notices;
- Holding public hearings for more than one docketed item during the same Planning Commission meeting;
- Creating opportunities to combine docketed times in one ordinance for final Council action; and
- Considering only city-initiated proposals that are highly likely to be ready for Planning Commission review during the docket year.

IV. ALTERNATIVES AND SUPPORTING ANALYSIS

A. CROSS-JURISDICTION COMPARISONS

Staff explored alternative processes by examining docketing procedures from several Washington jurisdictions, including review of their zoning code procedures and conversations with policy planning staff. Staff found that Redmond’s Comprehensive Plan docketing procedures are aligned in some areas but diverge in others, particularly, relating to:

- Pre-application meeting requirement
- A predictable application and review schedule
- Ability to recover staff time and material costs through application fees
- Threshold decision criteria that are meaningful and clear
- An efficient process that addresses docketed items within a given docket cycle.

In addition, staff prepared a *Docket Study - White Paper* (Attachment B) that covers the following topics to assist in developing appropriate revisions to RZC 21.76.070.

- Current issues and concerns:
- State regulatory context
- Local regulatory context
- Benchmark study of the following jurisdictions: Bellevue, Kirkland, Issaquah, and Sammamish

Fee Proposals

Attachment C reflects an updated fee comparison chart. A proposal to apply fees to will track under a separate process outside of this code amendment process and would require Council action by Resolution. Currently, staff is researching a fee structure that would include three types of application fees:

- Comprehensive Plan amendment
- Comprehensive Plan amendment with zoning map amendment
- Comprehensive Plan amendment with zoning text amendment (e.g. expand allowed uses)

In addition, if fees are adopted, this would require a separate process adopted by Council Resolution and may require amending RZC 21.76.030 to address fee administration and refunds unique to the annual review docket process and pertinent Comprehensive Plan and RZC updates.

B. COMPLIANCE FOR CODE TEXT AMENDMENTS

RZC 21.76.070.AE.4 requires that all amendments to the Redmond Zoning Code be in conformance with the Comprehensive Plan. The following is an analysis of how the proposed text amendment complies with relevant policies of the Participation, Implementation and Evaluation element of the Comprehensive Plan.

Policy PI-1

PI-1: Value public participation and promote broad-based involvement by members of the Redmond community in the update and implementation of the Comprehensive Plan, as well as in other issues and opportunities of significance to the City.

The proposal supports the above policy by providing additional involvement opportunities in a direct, personal format.

Policy PI-14

PI-14: Establish the docket for any proposed amendments to the Redmond Comprehensive Plan once a year, considering the Plan amendments as a package in order to better evaluate their cumulative impact. Recognize that the need for emergency amendments may require modification to this process.

The proposal supports the above policy by further clarifying the procedures for annual docketing and refining the procedure to better understanding the cumulative impact of proposed Comprehensive Plan amendments.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

Redmond Zoning Code (RCZ) chapter 21.76.070.AE.3 requires that text amendments to the Zoning Code be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed Zoning Code Amendment.

C. Washington State Environmental Policy Act (SEPA)

This proposed amendment is a procedural action categorically exempt from SEPA under the terms of WAC 197-11-800(19).

D. 60-Day State Agency Review

Washington Department of Commerce, Growth Management Services will be sent a 60-day notice of this proposed amendment on July 1, 2020.

E. Public Involvement

The public has opportunities to comment on the proposed amendment through the Planning Commission review process and public hearing which will be held on July 22, 2020. Public notice of the public hearing was published in the Seattle Times on July 1, 2020.

F. Appeals

RZC 21.76 identifies Comprehensive Plan Amendments as a Type VI action. Final action is by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board.

VI. LIST OF ATTACHMENTS

Attachment A: Proposed Zoning Code Amendment

Attachments B: *Docket Study - White Paper (Oct. 2019)*

Attachments C: Fee Comparison Chart (June 2020)

Conclusion in Support of Recommendation: The Technical Committee has found the proposal complies with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).



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PROPOSED - Docketing Process Amendments

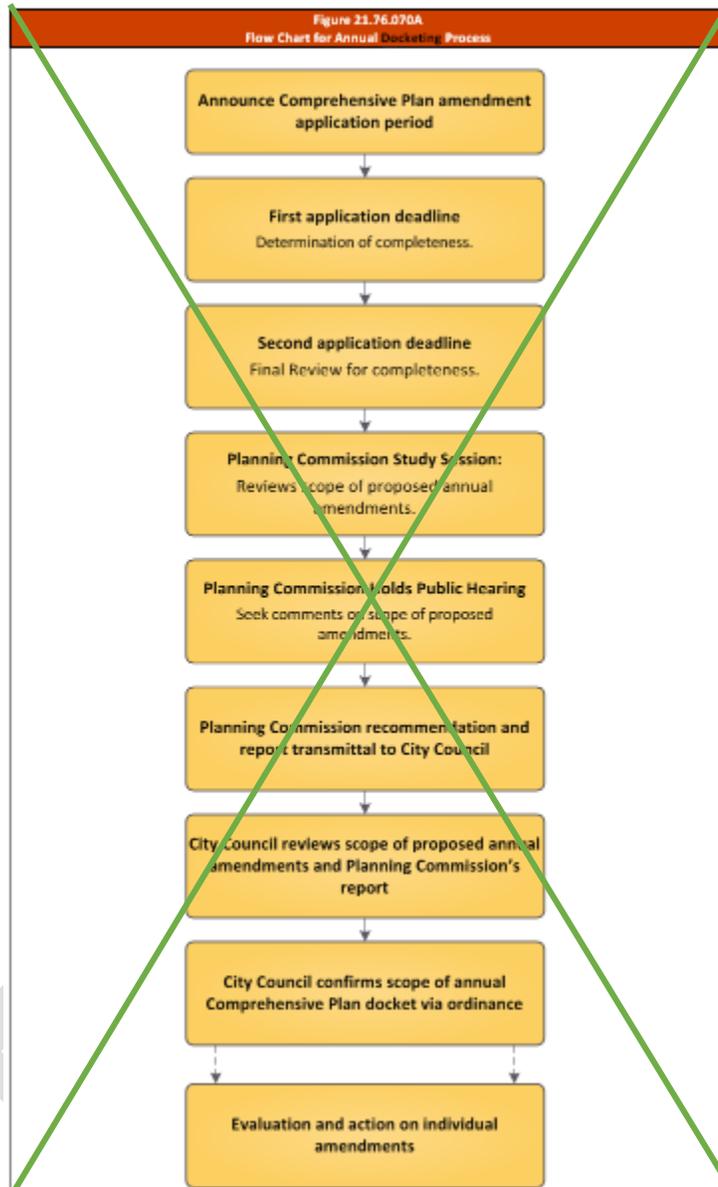
Redmond Zoning Code 21.76.070.J

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.~~
 - c. ~~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.~~
 - d. ~~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.~~
 - e. ~~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. Procedure for establishing the scope of annual Comprehensive Plan amendments and concurrent Zoning Code amendments (the "docketing process").~~
 - a. ~~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.~~
 - a. ~~Sequence for establishing the annual docket. Figure 21.76.070A identifies major steps involved in establishing the annual Comprehensive Plan docket.~~

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- b. The Growth Management Act further provides that all proposals shall be considered by the governing body concurrently so the cumulative effect of the various proposals can be ascertained.

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- c. The City Council has decision-making authority over all Comprehensive Plan and development regulation amendment proposals considered for inclusion on the annual review docket.
- d. 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.
- e. Sequence for establishing the annual docket. Figure 21.76.070A identifies major steps involved in establishing the annual Comprehensive Plan docket.

**NEW FLOW CHART TO BE INSERTED HERE TO
SHOW FINAL PROCESS FLOW**

- 3. Who May Apply.
 - a. Unless specifically authorized by City Council, no docketed Comprehensive Plan amendment application, that is denied by the Council, may be reinitiated for two (2) years after its consideration by the City Council.
 - b. Members of the public.

Persons or entities other than the City Council, the City Planning Commission and City staff (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 amendment to the Comprehensive Plan.
 - c. City Council.
 - i. Initiation. Proposals to be considered for inclusion on the Annual Review Docket 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 public.

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<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>Application deadline.</u>
	<u>Planning Commission reviews proposed amendments and hold public hearing(s)</u>
<u>By August 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>

- 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
- 6. b. Threshold 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 be given receive further consideration in a given docket cycle. Applications not included in an Annual Review Docket may be submitted in subsequent annual docketing processes, and would be evaluated again for consistency with criteria subject to Threshold Decision Criterion provided in this section.
 - a. 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;
 - b. 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;
 - c. 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.

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- ~~iv. The proposed Comprehensive Plan amendment is timely with respect to other City and community initiatives, and planned public and private development activity;~~
- ~~d. 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;~~
- ~~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;~~
- ~~e. The proposed docket item(s) can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. In making this determination the following shall be considered: The amount of research and analysis needed to develop the proposal; the potential for the proposal to impact multiple sections of the comprehensive plan and or zoning code, the amount of public engagement needed to fully develop the amendments, and if consultant support would be needed to fully develop the proposal.~~
- ~~e. vi. The proposed Comprehensive Plan amendment addresses the interests and changed conditions 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, and adopted functional plans; and~~
- ~~g.-vii. The proposed Comprehensive Plan amendment or similar amendment has not been considered or rejected within the last two years.~~
7. 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 review docket, or be deferred
- a. Include. The City Council's decision to include an application 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 an application 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.

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8. 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.
9. ~~3~~ 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.
- a. Final Review Criteria:
- i. a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);
- ii. b. Consistency with the Comprehensive Plan policies and the designation criteria;
- iii. c. Consistency with the preferred growth and development pattern ~~in Section B~~ of the Land Use Element of the Comprehensive Plan;
- iv. d. The capability of the land, including the prevalence of critical areas;
- v. e The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;
- vi. Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;
- vii. f. 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;
- viii. g. 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

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~~ix. 4. 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.~~

~~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.~~

~~10. 5.~~ Approval by Ordinance. All amendments shall be approved by ordinance by the Redmond City Council.

~~11. 6.~~ Proposed Amendments for a Neighborhood Commercial Designation. The following additional procedures apply for proposed amendments to the Comprehensive Land Use Plan Map and Zoning Map for a Neighborhood Commercial designation.

- a. Conceptual Site Plan. The applicant shall include with the application a conceptual site plan, indicating proposed land uses, vehicular and nonmotorized access and parking, building height, building entrances, landscaping, open space, and community gathering areas. Architectural design, exact building shapes, and other detailed information required in a site plan shall not be required. The plan shall demonstrate feasibility of compliance with Redmond's Comprehensive Plan policies and Redmond Zoning Code regulations associated with Neighborhood Commercial land use and zoning designation, RZC [21.14.010](#), *Neighborhood Commercial (NC-1)* or RZC [21.14.015](#), *Neighborhood Commercial (NC-2)*.
- b. Neighborhood Meeting. Applicants are required to hold a neighborhood meeting between two and eight weeks following submittal of the application. City staff shall be invited to attend the meeting. Notice of the meeting shall be mailed at least 21 days prior to the meeting to all property owners and residents within the respective neighborhood boundaries of the proposed project and to any other person known to the City to have expressed an interest in the individual amendment. The notice shall include the conceptual site plan. Neighborhood meeting purpose and requirements shall also apply, RZC [21.76.060.C](#), *Neighborhood Meetings*.

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- c. Availability of Application. The application, including the conceptual site plan, shall be available for public review at the Development Services Center for a minimum of fourteen days prior to the neighborhood meeting.
- d. Comments from Neighborhood Meeting. The applicant shall consider the comments received at the neighborhood meeting and shall consider recommendations from City staff, if any, regarding potential revisions to the conceptual site plan to address neighborhood concerns. The applicant shall either (a) submit a revised conceptual site plan incorporating any such revisions, or (b) advise the City that no revisions will be made, within 60 days from the date of the neighborhood meeting. If the applicant does not resubmit or notify the City within the 60-day period, the City will process the application as submitted without revisions.
- e. Neighborhood Commercial Review Panel.
 - i. After receipt of the revised conceptual site plan or after 60 days has passed from the date of the neighborhood meeting, the City shall schedule the application for review by a Neighborhood Commercial Review Panel consisting of the following representatives to be appointed by the Mayor:
 - A. One member of the Redmond Planning Commission
 - B. Two members of the Redmond Design Review Board;
 - C. One member of the Redmond Technical Committee;
 - D. Three citizen representatives, to be selected according to the following order of priority:
 - 1. Members of any active Citizen Advisory Committee (CAC) for the neighborhood in which the proposal is located; or
 - 2. Members of any former CAC for the neighborhood in which the proposal is located;
 - E. In instances where there is no representative who meets the criteria set forth in subsection J.6.e.i.D above of this section, the Mayor may appoint a member of a Redmond board, commission, or committee, or an active civic leader from the neighborhood in which the project is located.
 - F. In addition to the seven representatives identified above, a Youth Advocate member is encouraged to participate on the review panel as a nonvoting member.
 - ii. The Neighborhood Commercial Review Panel shall provide a recommendation to the Technical Committee regarding whether the application for a Comprehensive Land Use Plan Map and Zoning Map amendment should be approved, modified, or denied, and shall include any recommended conditions for approval.
 - iii. The Neighborhood Commercial Review Panel's recommendation shall be included as an attachment to the Technical Committee Report and to the Planning Commission Report, and referenced in the findings of fact.

Issues and Concerns

1. Reliability and transparency of docket process impeded by:
 - a. Unclear timelines that vary from year to year and are not clearly delineated in local ordinance;
 - b. Items that are carried over from year to year make it difficult for community members to track amendments, provide input, and anticipate adoption dates;
2. Long dockets with multiple carry over items make it difficult to ascertain the cumulative effect of various proposals in accordance with RCW 36.70A.130;
3. Review criteria is ambiguous and difficult to apply consistently; and
4. No fees associated with application process as are typical of other jurisdictions.

State Regulatory Context

Summary

State law provides that jurisdictions may consider smaller comprehensive plan amendments (not part of the 8-year periodic review) no more than once per year, with some exceptions (RCW 36.70A.130(2)). Local jurisdictions that consider such amendments typically establish a list or “docket” of proposed amendments that will be considered together on an annual cycle. Rather than adopting changes on a piecemeal basis, proposed amendments must be considered “concurrently” so the cumulative effect of the various proposals can be ascertained.”

Procedures

State law provides for local jurisdictions to establish a process for reviewing proposed comprehensive plan amendments annually.

Procedures should include the following basic components:

1. An opportunity for interested persons, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest amendments of comprehensive plans or development regulations.
2. Specific detail about what information must be submitted and the submittal deadlines so that proposals can be evaluated concurrently – this includes SEPA.
3. Frequency, process, and criteria for approval.
4. Procedures for approval – Comprehensive Plan amendments are legislative actions subject to approval by City Council.

Exceptions and Emergency Amendments

State law allows for some exceptions to the annual docketing process. These include but are not limited to:

- Amendments to capital facilities elements,
- Amendments necessary to adopt a planned action under RCW 43.21C.031(2),
- Specific exceptions for the Shoreline Master Program, and
- Adoption of a subarea plan.

WAC 365-196-640

Comprehensive plan amendment procedures.

....

(3) Amendments.

(a) All proposed amendments to the comprehensive plan must be considered by the governing body concurrently and may not be considered more frequently than once every year, so that the cumulative effect of various proposals can be ascertained. If a county or city's final legislative action is taken in a subsequent calendar year, it may still be considered part of the prior year's docket so long as the consideration of the amendments occurred within the prior year's comprehensive plan amendment process.

(b) Amendments may be considered more often under the following circumstances:

(i) The initial adoption of a subarea plan. Subarea plans adopted under this subsection (3)(b)(i) must clarify, supplement, or implement jurisdiction-wide comprehensive plan policies, and may only be adopted if the cumulative impacts of the proposed plan are addressed by appropriate environmental review under chapter 43.21C RCW;

PLANNING COMMISSION RECOMENDATIONS

- 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.
- Consider revisiting the minimum threshold criteria to clarify terms including time, timely, consistent, concurrent.
- In developing the docket, consider city priorities, and staff capacity to complete proposed amendments within the docket year.
- Consolidate items for public hearing to strengthen efficiency.
- Redesign the process to include a predictable application period/schedule. 2
- Restructure the process to achieve a cumulative review of approved proposals.
- Reduce number of carryover items.
- Allow for concurrent review of proposals.
- Truly amend the comprehensive plan no more than once per year.

(ii) The development of an initial subarea plan for economic development located outside of the one hundred-year flood plain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment;

(iii) The adoption or amendment of a shoreline master program under the procedures set forth in chapter 90.58 RCW;

(iv) The amendment of the capital facilities element of a comprehensive plan that is part of the adoption or amendment of a county or city budget;

(v) The adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031(2), provided that amendments are considered in agreement with the public participation program established by the county or city under RCW 36.70A.140, and all persons who have requested notice of a comprehensive plan update are given notice of the amendments and an opportunity to comment;

(vi) To resolve an appeal of the comprehensive plan filed with the growth management hearings board; or

(vii) In the case of an emergency.

(4) *Emergency amendments.* Public notice and an opportunity for public comment must precede the adoption of emergency amendments to the comprehensive plan. Provisions in RCW 36.70A.390 apply only to moratoria or interim development regulations. They do not apply to comprehensive plans amendments. If a comprehensive plan amendment is necessary, counties and cities should adopt a moratoria or interim zoning control. The county or city should then consider the comprehensive plan amendment concurrently with the consideration of permanent amendments and only after public notice and an opportunity for public comment.

(5) *Evaluating cumulative effects.* RCW 36.70A.130 (2)(b) requires that all proposed amendments in any year be considered concurrently so the cumulative effect of the proposals can be ascertained. The amendment process should include an analysis of all proposed amendments evaluating their cumulative effect. This analysis should be prepared in conjunction with analyses required to comply with the State Environmental Policy Act under chapter 43.21C RCW.

(6) *Docketing of proposed amendments.*

(a) RCW 36.70A.470(2) requires that comprehensive plan amendment procedures allow interested persons, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest amendments of comprehensive plans or development regulations. This process should include a means of docketing deficiencies in the comprehensive plan that arise during local project review. These suggestions must be docketed and considered at least annually.

(b) A consideration of proposed amendments does not require a full analysis of every proposal within twelve months if resources are unavailable.

(c) As part of this process, counties and cities should specify what information must be submitted and the submittal deadlines so that proposals can be evaluated concurrently.

(d) Once a proposed amendment is received, the county or city may determine if a proposal should receive further consideration as part of the comprehensive plan amendment process.

(e) Some types of proposed amendments require a significant investment of time and expense on the part of both applicants and the county or city. A county or city may specify in its policies certain types of amendments that will not be carried forward into the amendment process on an annual basis. This provides potential applicants with advance notice of whether a proposed amendment will be carried forward and can help applicants avoid the expense of preparing an application.

Local Regulatory Context

Summary

RZC 21.76.050 Permit Types and Procedures

Comprehensive Plan Amendments follow Type VI Legislative Permit process.

RZC 21.76.070 Land Use Actions and Decision Criteria

b. Criteria for **including proposed Comprehensive Plan amendments** in a given docket cycle. The following criteria will be used in determining which proposed Comprehensive Plan amendments will be given further consideration. Applications not included in an annual docket may be submitted in subsequent annual docketing processes, 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;
- 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;
- vi. The proposed Comprehensive Plan amendment is consistent with overall vision, policies and adopted functional plans; and

- vii. *The proposed Comprehensive Plan amendment or similar amendment has not been considered or rejected within the last two years.*
- 3. *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 item is reviewed individually and acted on using the criteria below per Redmond Comprehensive Plan Policy PI-16. The review process shall follow Type VI (legislative) permit procedures as described in RZC 21.76.050.*
 - a. *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. *Consistency with the Comprehensive Plan policies and the designation criteria;*
 - c. *Consistency with the preferred growth and development pattern in Section B of the Land Use Element of the Comprehensive Plan;*
 - d. *The capability of the land, including the prevalence of critical areas;*
 - e. *The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;*
 - f. *Whether the allowed uses are compatible with nearby uses;*
 - g. *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*

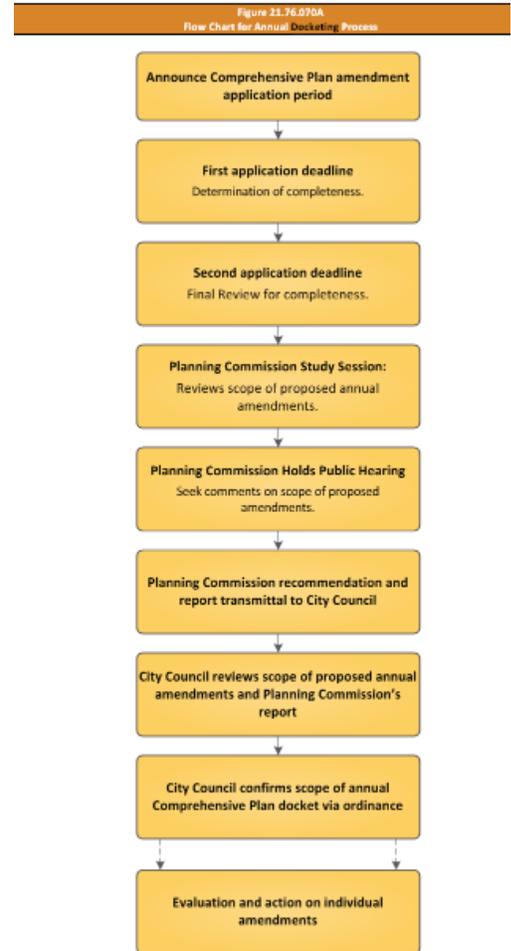
Recommendations

Goals and objectives of the update should focus on:

- Improving the transparency and predictability of the process for community members, elected officials, appointed officials, applicants and staff;
- Providing greater compliance with state law; and
- Streamlining procedures.

Amendments will likely provide the following changes:

1. Set annual intake of proposed amendments at the same time each year legislatively – practice has been to invite applications in August and September with a deadline at end of September with adoption no later than December;
2. Revise review criteria to add clarity and incorporate best practices from other jurisdictions;
3. Potentially add option for City Council to defer item to future docket or workplan; and
4. Add fees consistent with neighboring jurisdictions.



ATTACHMENT B

City	Application Period	Fee	General Procedures and Minimum Criteria for Review	Potential Actions	Application Handbook or Code
<p>Bellevue</p>	<p>December 1- January 1</p> <ul style="list-style-type: none"> • January Application acceptance period to initiate Comprehensive Plan amendments • February 1 List of initiated applications is established • Early Spring Threshold Review/geographic scoping/study sessions and a public hearing before the Planning Commission • Spring-summer City Council establishes annual CPA work program • Summer Final Review/study sessions/and a public 	<p>2020 Schedule: \$736 deposit – charge review hrs. against deposit; bill additional time</p> <p>Site specific fee:</p> <p>Non-site specific fee:</p> <p>A \$2,988 fee is collected for each transportation traffic model run.</p>	<p>Process - Two Reviews: Threshold Review and Final Review/ Decision.</p> <p>Threshold Review – determines whether request should be added to the work program Final Decision Review – criteria determines if the proposal is needed to address a specific need</p> <p>Site Specific Rezone</p> <p>Site specific rezones may be considered concurrently – rezone criteria provide as well.</p> <p>20.30I.140 Threshold Review Decision Criteria</p> <p>The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the annual CPA work program if the following criteria have been met:</p> <p>A. The proposed amendment represents a matter appropriately addressed through the Comprehensive Plan; and</p> <p>B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and</p> <p>C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and</p> <p>D. The proposed amendment can be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program; and</p> <p>E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of “significantly changed conditions”; and</p> <p>F. 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</p> <p>G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy</p>	<p>The City Council can determine that an initiated application will not be included in the year’s annual CPA work program and</p> <p>(a) have no further action taken on it;</p> <p>(b) at Council discretion, be included in a previously established ongoing work program; or</p> <p>(c) at Council discretion, be included in the next Comprehensive Plan Update (CPU) required by RCW 36.70A.130 (4).</p> <p>Three year limitation on applications</p>	<p>https://bellevue.gov/sites/default/files/media/pdf_document/SD-53_-_2015.pdf</p> <p>https://bellevue.municipal.codes/LUC/20.30I.130.A.1.a</p>

ATTACHMENT B

City	Application Period	Fee	General Procedures and Minimum Criteria for Review	Potential Actions	Application Handbook or Code
	hearing before the Planning Commission <ul style="list-style-type: none"> Fall City Council action on proposed amendments 		implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or H. State law requires, or a decision of a court or administrative agency has directed such a change. 20.301.150 Final review decision criteria – criteria also provided for Council approval of amendments – somewhat restrictive relative to other cities.		
Kirkland	Every other year Call for submissions in October – Cut off is always December 1	The review fees are as follows: Phase I \$319 due with the application submittal. Phase II (study and decision on the request): \$319 due before the first study session in Phase II. Request for property specific map change Initial request \$1,000.00 If request is authorized by City Council for review	Process – Citizen-initiated requests require a 2-step review process using Process IV described in Chapter 160 KZC: <ol style="list-style-type: none"> A threshold review to determine those proposals that are eligible for further consideration; and A final decision. 140.20 Threshold Determination for Citizen-Initiated Requests <ol style="list-style-type: none"> <i>The City has the resources, including staff and budget, necessary to review the proposal; and</i> <i>The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan; or</i> <i>All of the following:</i> <ol style="list-style-type: none"> <i>The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and</i> <i>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 plan amendment process;</i> and <ol style="list-style-type: none"> <i>The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two (2) years); and</i> <i>The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two (2) years).</i> 140.25 Factors to Consider in Approving an Amendment to the Comprehensive Plan - The City may amend the Comprehensive Plan only if it finds that:	Threshold Determination Phase 1- After consideration of the Planning Commission and Houghton Community Council recommendations, the City Council shall decide one (1) of the following: <ol style="list-style-type: none"> The proposal has merit and shall be considered by the Planning Commission and City Council during the current year; or The proposal has merit, but should be considered at a subsequent amendment phase; or The proposal does not have merit and shall not be given further consideration. 	http://www.kirklandwa.gov/Assets/Comprehensive+Plan+Amendment+Application.pdf https://www.codepublishing.com/WA/Kirkland/?html/KirklandZNT.html

City	Application Period	Fee	General Procedures and Minimum Criteria for Review	Potential Actions	Application Handbook or Code
		\$10,000.00 Request for city-wide or neighborhood-wide policy change	<ol style="list-style-type: none"> 1. <i>The amendment must be consistent with the Growth Management Act.</i> 2. <i>The amendment must be consistent with the countywide planning policies.</i> 3. <i>The amendment must not be in conflict with other goals, policies, and provisions of the Kirkland Comprehensive Plan.</i> 4. <i>The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.</i> 5. <i>When applicable, the proposed amendment must be consistent with the Shoreline Management Act and the City's adopted shoreline master program.</i> 		
Issaquah	<p>Schedule: During any calendar year, the City will accept Level 6 applications proposing Comprehensive Plan amendments up to the specified deadline of the second Planning Policy Commission (PPC) meeting in January, or January 31st, whichever is earlier.</p> <p>Website indicates October- review January – Planning Commission public hearing March – adopt amendments</p>	Comprehensive Plan Amendment \$2,500.00.	<p>Process – Level 6 application subject to same review criteria for PC and CC</p> <p>C. Approval Criteria: A plan amendment proposal should be granted only if the amendment is consistent with all of the following criteria:</p> <ol style="list-style-type: none"> 1. Consistent with the Issaquah Comprehensive Plan; and 2. Consistent with King County Countywide Planning Policies, and the Growth Management Act; and 3. The proposed amendment addresses changed conditions since the last time the relevant policy or map was considered. (Ord. 2462 § 12, 2006; Ord. 2388 § 9, 2004; Ord. 2383 § 5, 2004). 	<ul style="list-style-type: none"> • Council Action: Approve • Approve with Changes • Not Approved <p>Once approved Amendments may be remanded back to Planning Commission for further review</p> <p>Legislative action by the City Council shall take place in a manner consistent with the provisions of RCW 36.70A.130, including identifying the reasons for not adopting a proposed amendment and providing an additional opportunity for public review and comment before final voting if the City Council chooses to consider a significant change to a proposed comprehensive plan or development regulation amendment after</p>	<p>https://www.codepublishing.com/WA/Issaquah/#/Issaquah18/Issaquah1804.html#18.04.635</p> <p>https://www.issaquahwa.gov/documentcenter/view/736</p>

ATTACHMENT B

City	Application Period	Fee	General Procedures and Minimum Criteria for Review	Potential Actions	Application Handbook or Code
				the required opportunities for public review and comment have passed. C.	
<p>Samamish</p>	<p>(b) The deadline for submitting such an application is 5:00 p.m. on the first Monday of August each year. No further code guidance Posted for 2019</p> <p>Aug 5 2019 – Deadline for submission</p> <p>Sept. 27 deadline for comments in docket request summaries</p> <p>October 8 Joint City Council and Planning Commission Review</p> <p>November 19 – City Council Public hearing</p>	<p>Policy planning amendments (+ EIS if applicable) \$ 1,980.00 Plus \$132.00 per hour after the first 15 hours.</p>	<p>Process -Two Types- site specific rezoning and Comprehensive Plan Text Amendment</p> <p>Comprehensive Plan Amendment Decision Criteria</p> <p><i>The planning commission may recommend, and the City council may approve, or approve with modifications, an amendment to the Comprehensive Plan or the Sammamish Municipal Code development regulations if:</i></p> <p><i>(1) The amendment is consistent with the GMA, the King County CPPs, the Sammamish Comprehensive Plan, the office of financial management’s population projections, the Puget Sound Regional Council’s planning documents, King County’s Urban Growth Capacity Study, and the Washington State Department of Commerce’s Review and Evaluation Program, as applicable; and</i></p> <p><i>(2) The amendment addresses changing circumstances, changing community values, or corrects information; and</i></p> <p><i>(3) The amendment is in the greater public interest and represents an action that best serves the entire community, taking into account the fiscal impact. (Ord. O2019-483 § 2 (Att. A))</i></p> <p><i>(1) Proposed amendments may be considered at separate meetings or hearings; however, the final action taken shall consider the cumulative effect of all proposed amendments to the Comprehensive Plan.</i></p> <p><i>(2) The City shall complete an environmental review of the combined impacts of all docketed requests consistent with WAC 365-196-620. (Ord. O2019-483 § 2 (Att. A))</i></p>	<p>The City Council has decision-making authority over all Comprehensive Plan AND development regulation amendment proposals. The City Council has broad authority to approve, deny, modify, or defer an amendment proposal. The City council may deny, approve, or modify the docket request at its discretion. Placement of a docket request on the annual docket does not mean the amendment request will be approved by the City council.</p> <p>If a site-specific land use map amendment docket request is not placed on the annual docket, the applicant, as defined in SMC 21A.15.070, must wait until the third docket cycle following the proposal’s rejection before they can resubmit a docket request for the same proposal. (Ord. O2019-483</p>	<p>https://www.codepublishing.com/WA/Sammamish/</p>

Fee Comparisons

May 2020

City	Fee Structure	Fees
Redmond Source: Redmond 2020 Fee Schedule	Two-tiered Structure: 1. Annual Comp Plan Amendment Docketing Process 1. Development Services Zoning Code Fees	Annual Comp Plan Amendment docketing process: 1. Policy amendment request w/Zoning Code Map Amendment No Fee w/Zoning Code Text Amendments No Fee 2. Zoning Code Amendments: For Zoning Code Map Amendments <i>consistent</i> with Comp Plan Land Use Map \$18,803.83 3. For Zoning Code Text amendments applied separately from annual Comp Plan update \$13,195.80
Bellevue Source: 2020 Fee Schedule	Initial deposit plus hourly rate approach Rate: \$184/hr. Current fee structure adopted 12/31/19	Comprehensive Plan Amendment w/Rezone request \$ 736.00 deposit No additional deposit If transportation review needed \$ 98.00 deposit If utility review needed \$ 83.00 deposit Stand-alone Rezone Amendment <i>consistent</i> with comp plan \$1,472.00 deposit If transportation review needed \$ 98.00 deposit If utility review needed \$ 83.00 deposit
Kirkland Source: 2020 Fee Schedule	2-step fee approach – Initial application fee, then docketed fee)	Request for city-wide or neighborhood-wide policy amendment: No fee Site specific rezone: Initial application request: \$ 1,054.00 If docketed, then additional: \$10,536.00
Sammamish Source: 2020 Fee Schedule	Initial deposit plus hourly rate approach Rate: \$132/r.	Comp Plan Amendment \$2,040.00 deposit plus \$132/hr. after first 15 hrs. Site specific rezone \$2,040.00 plus \$132/hr. after first 15 hrs.

Issaquah 2020 Fee Schedule	Flat Fee approach	Comp Plan Amendment \$2,500.00 Land Use Code Amendment \$1,000.00 Rezone \$2,500.00
Olympia Source: 2020 Fee Schedule	2-tiered approach Flat fee for Comp plan amendments Plus additional fees for zoning amendments	Comprehensive Plan Amendment \$2,500.00 Zoning Map or Text Amendment \$3,200.00 If site-specific rezone, add deposit \$1,500.00 Hearing Examiner plus actual costs
Shoreline Source: 2020 Fee Schedule	Flat fee	Comprehensive Plan Amendment No fee Site specific rezone may be combined with rezone public hearing \$17,952.00, plus public hearing (\$3,876.00) Rezone \$17,626.00, plus public hearing (\$3,876.00)
Woodinville Source: 2020 Fee Schedule Scroll to <i>Permits and Forms</i> , then to <i>Fee Schedules</i>	Flat fee	Comprehensive Plan Amendment 1. Housekeeping \$ 700.00 2. Non-Housekeeping \$6,600.00 Zoning Code Amendment 1. Housekeeping \$ 700.00 2. Non-Housekeeping \$5,200.00 Rezone - Map Amendment \$7,650.00