
COMPREHENSIVE PLAN AMENDMENT POLICIES AND PROCEDURES UPDATE

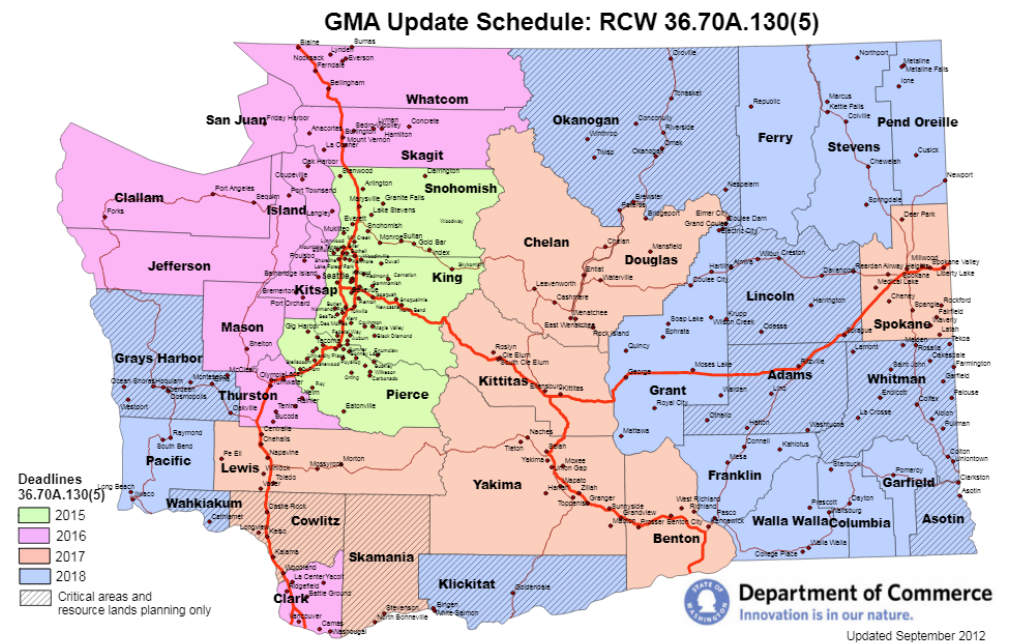
CITY OF SAMMAMISH PLANNING COMMISSION

MAY 18, 2017



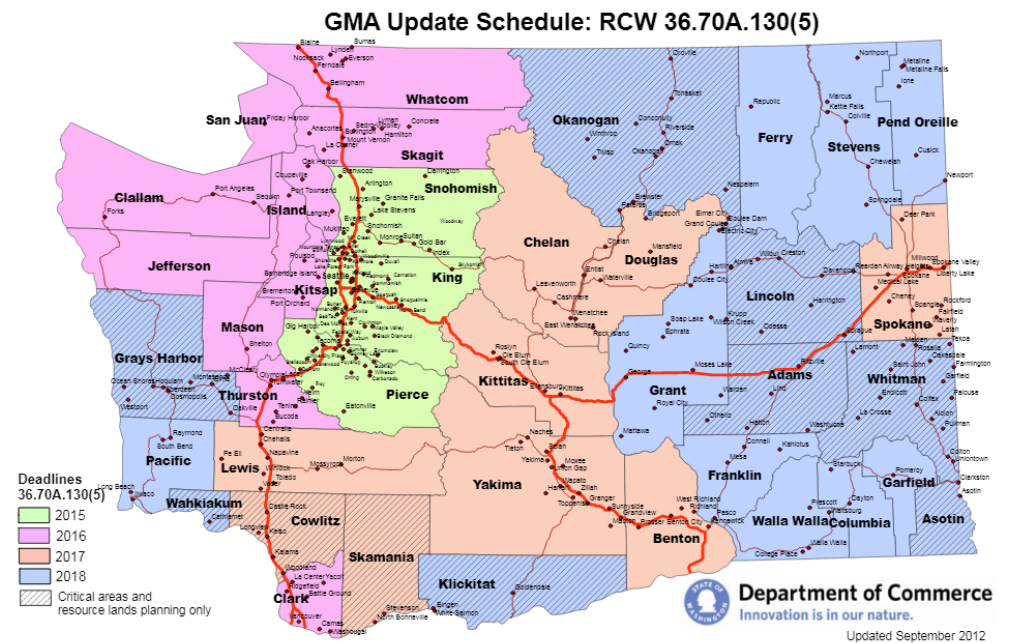
MEETING AGENDA

- Brief review of context
- A note about Comprehensive Plan amendment proposals
- Introduction to SMC Title 24A



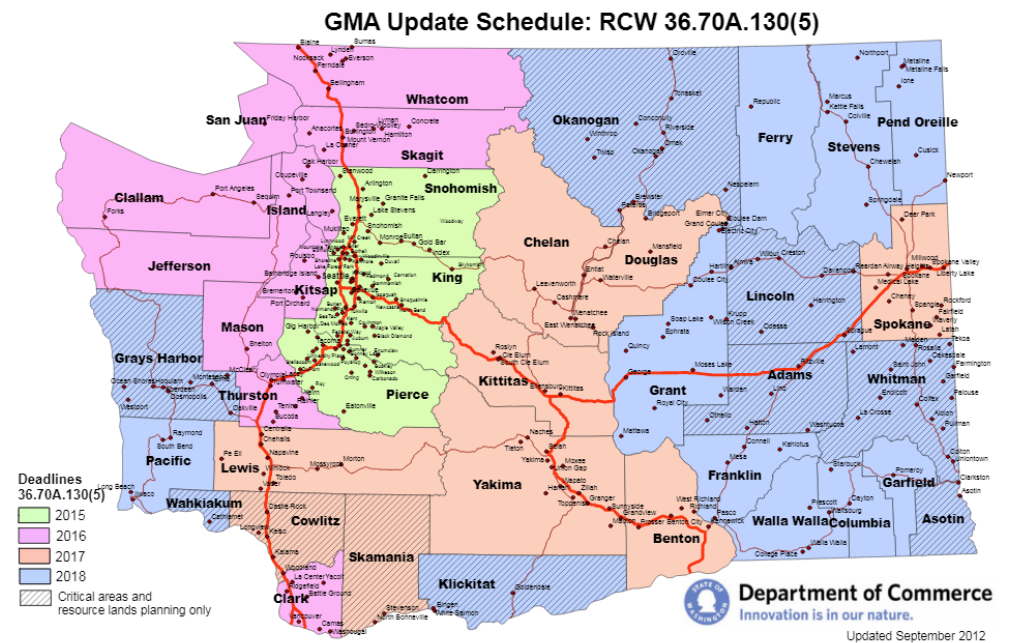
BACKGROUND

- SMC Title 24 has not been updated since 2003
- Changes in RCW and at the City
- SMC Title 24 disorganized, unclear on process, too static



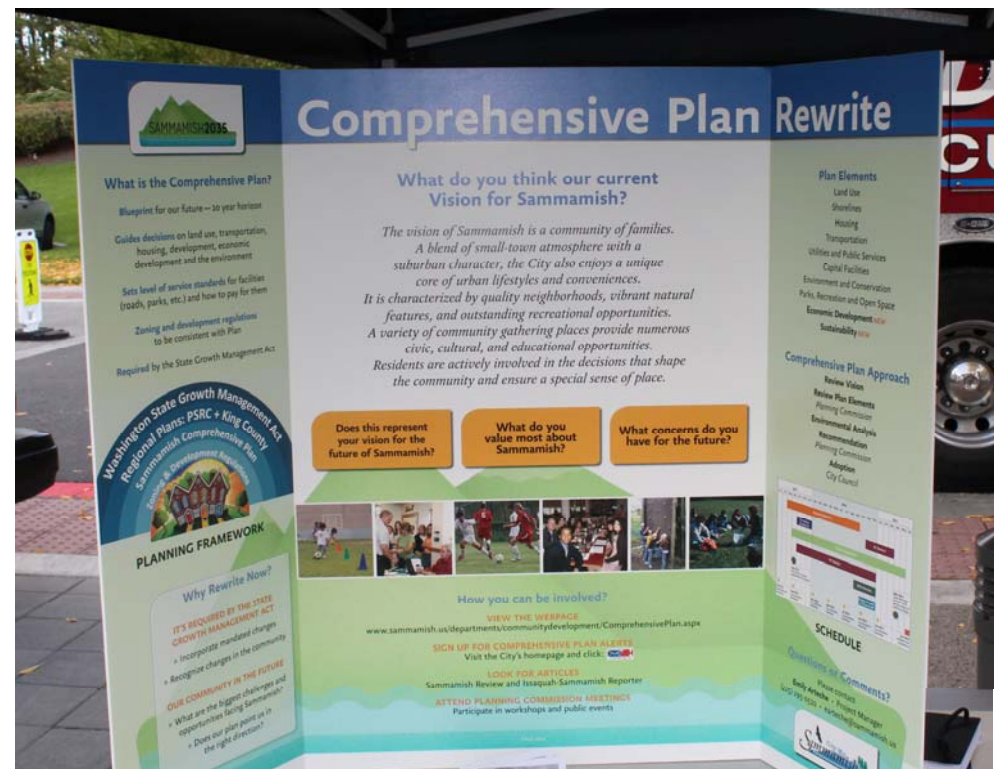
A NOTE ABOUT COMPREHENSIVE PLAN AMENDMENT PROPOSALS

- Comprehensive Plan amendments are legislative decisions made **at the discretion of the Council**.
- This distinguishes Comprehensive Plan amendments from land use actions.
- There is nothing **guaranteed** about applying for a Comprehensive Plan amendment.



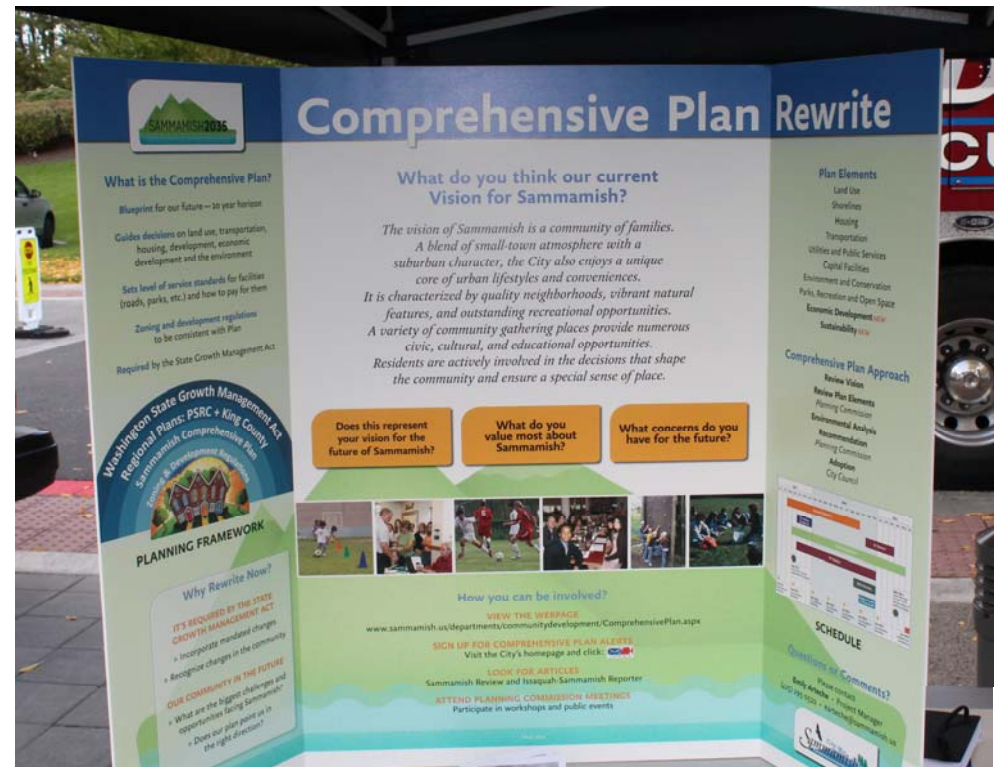
GOALS OF SMC TITLE 24A

- Streamline amendment process both in practice and as written.
- Provide predictable but flexible schedule for periodic update and biennial review.
- Allow more advanced planning for consideration of proposals.
- Eliminate excess verbiage.
- Remove irrelevant sections.



KEY FEATURES OF SMC TITLE 24A

- Two-part biennial review to replace annual review
 - Docket Review: initial analysis to determine whether to fully consider proposal
 - Legislative Review: full analysis to determine whether to approve proposal
- Review framework that reflects Council discretion while providing guidance
- Heavier reliance on “dynamic references” rather than copying text

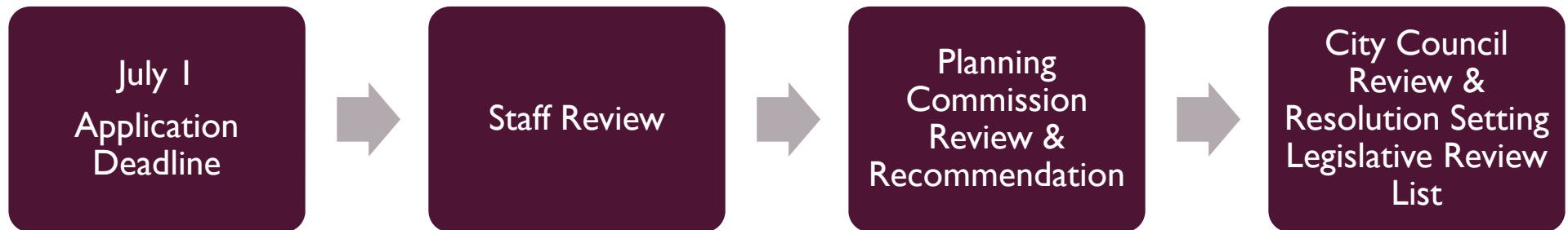


WHY A BIENNIAL REVIEW?

- Moving to a biennial review has the following benefits:
 - Coordinate review with budget cycle
 - Better alignment with staff resources and time
 - May allow proposals to be considered alongside other related work plan items
 - Emphasizes importance of periodic update

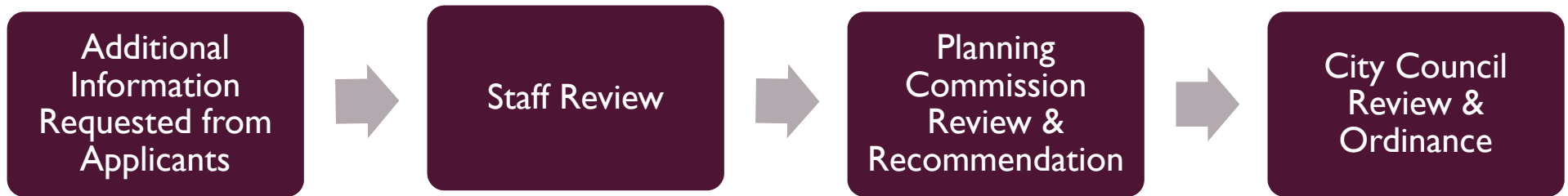


DOCKET REVIEW



- In making their recommendation, the Department shall consider the proposals' compatibility with its work program for the Biennial Review period, including the availability of staff time and other necessary resources.

LEGISLATIVE REVIEW



- Proposals for site-specific land use map amendments shall be considered based on the following criteria while under Legislative Review:
 - Anticipated impacts of the proposed change, including geographic area affected and issues presented;
 - Proposed change implements and supports the goals of the Comprehensive Plan; and
 - The proposed change is compatible with and will not affect the health, safety, and welfare of adjacent and nearby existing and permitted land use and the surrounding development pattern.
- The City Council may approve, deny, or modify amendment proposals based on criteria other than those listed

PROCESS

Date	Action
April 20	Planning Commission Work Session
May 18	Planning Commission Work Session
June 1	Planning Commission Public Hearing
June 13	City Council Study Session
June 27	City Council First Reading & Public Hearing
July 11	City Council Second Reading & Adoption

SAMMAMISH MUNICIPAL CODE (SMC) TITLE 24 (1/4)

- SMC Title 24 establishes:
 - Which amendments are permitted during the “annual review.”
 - The “seven-year review” [sic] cycle.
 - Processes for City-initiated amendments.
 - Review criteria for proposals.
 - Public participation requirements.



SAMMAMISH MUNICIPAL CODE (SMC) TITLE 24 (2/4)

- Amendment Proposal Review Criteria
 - A. What is proposed to be changed and why.
 - B. Anticipated impacts, incl. geographic area affected.
 - C. Why existing guidance should not continue/no longer applies.
 - D. Compliance with the goals of the GMA.
 - E. Complies with the City Vision Statement.
 - F. How functional plans support the change.
- Additional for land use map amendment proposals:
 - G. Implements the goals of the Comprehensive Plan.
 - H. Not incompatible with nearby existing and permitted land use.



SAMMAMISH MUNICIPAL CODE (SMC) TITLE 24 (3/4)

- SMC Title 24 - Annual Review
 - Planning Commission and Council set “docket.”
 - Docketed proposals receive more thorough analysis.
 - Council approves, denies, or modifies docketed proposals.
 - Overly prescriptive in some areas; too vague in others.



SAMMAMISH MUNICIPAL CODE (SMC) TITLE 24 (4/4)

- SMC Title 24 contains numerous provisions that are no longer relevant:
 - Chapter 24.20 SMC - Basin Plans
 - Provisions focused on development regulations
 - SMC 24.15.060 – Joint Planning Agreements
 - SMC 24.15.080 – Interlocal Agreements for Regional Transportation Facilities

