



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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~ MEMORANDUM ~

**TO: Island County Board of Commissioners
Island County Planning Commission**

FROM: Island County Planning & Community Development

DATE: March 9, 2016

SUBJECT: 2016 Comprehensive Plan Update – Annual Docket & New Work Plan Process

Annual Review Docket

The County did not receive any complete applications (initiated by an individual with fee) for a comprehensive plan amendment by the February 1, 2016 deadline for annual review. The Planning Commission may propose issues to be included in annual review, but no items have been received at this time. The Planning Department does not propose any items for the annual review docket, as previously identified issues will be addressed in the periodic review cycle.

2016 Docket Items:

- **Comprehensive Plan Update** – County staff are currently working on the periodic review and update of the Island County Comprehensive Plan. This will remain the primary focus of Planning staff for the 2016 calendar year. Per Department of Commerce direction, staff will prepare a resolution of substantial progress prior to the June 30, 2016, deadline that outlines the progress made and the timing of completion. The enclosures include two example resolutions provided by the Department of Commerce.
- **Fish & Wildlife Habitat Regulations** - On September 22, 2014 the Island County Board of Commissioners adopted new Fish and Wildlife Habitat protection regulations (ICC 17.02B). On June 24, 2015, the Growth Management Hearings Board (GMHB) issued an order in response to an appeal asserting that the County's update complied with the Growth Management Act with respect to four of the issues raised in the appeal, and did not comply with respect to seven other issues.

Regulation amendments to address the Growth Management Hearings Board Order 14-2-0009 with regards to those seven issues will be address by the June 24, 2016, compliance deadline. The first of those will be presented to the Planning Commission at the March 14, 2016, meeting and will be forward to the Board of Commissioners at their April 5, 2016, meeting. The remaining items will be forwarded after additional research is completed.

- **Critical Areas Ordinance Update** – The draft Needs Assessment and Gap Analysis is being finalized. Staff anticipates that the report will be brought forward to the Planning Commission meeting on March 28, 2016 (tentative date). Policy options for addressing the items in the report will be drafted over the next month, and will be brought to the Board and Commission at April meetings (tentative).

New Work Plan & Docket Process Proposed

As a part of the 2016 update of the Comprehensive Plan, a new structure and process for amendments has been identified as a desired update. Moving away from a periodic update and to a more formalized annual update process will require policy and code updates. The Growth Management Act directs the creation of a process and procedures for amendments, and establishes the annual docket process (WAC 365.196.610(3) and 365.196.640(6)). The specific process and procedures are left to the County to determine.

ICC 16.26 identifies the following process:

February 1 st	Applications by individuals due
March 1 st	List of all amendments (individual, board, commission or staff requests) presented to the Board & Planning Commission
April 1 st	Board review of Docket by to determine the request outcomes (reject, annual, or periodic update)
May 1 st	Planning Director report to the Planning Commission by on each request on annual docket
July 1 st	Planning Commission public hearing on annual amendments and recommendation to the Board

The comprehensive plan will include a reference to updating each element between periodic updates, to allow for a complete review and enhanced public engagement process for each topic. The proposed process would establish a 10-year work plan to be reviewed on an annual basis for inclusion in the annual docket, and would require amending ICC 16.26. This new process will also require additional resources, identifying funding sources, and an understanding and commitment to a new process.

Discussion at the March 17, 2016, Joint Work Session will be a high-level discussion of this new work plan process, potential code changes, and how it will relate to the annual docket. Staff is also seeking direction on the items for the work plan and docket for 2017. A preliminary list of projects is being developed for discussion, but the list of resources required for these items (staff time, consultants needed, and other budget considerations) will be developed for a later meeting.

Enclosures:

- Example Substantial Progress resolutions (Mercer Island, Monroe)
- WAC 365-196-640 - Comprehensive plan amendment procedures
- ICC 16.26 - Comprehensive Plan / Development Regulation Review and Amendment Procedures

Enclosure:

- **Example Substantial Progress resolutions (Mercer Island, Monroe)**

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**CITY OF MERCER ISLAND
RESOLUTION NO. 1500**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON
DETAILING THE CITY'S SUBSTANTIAL PROGRESS TOWARDS
FULFILLMENT OF THE REQUIREMENTS OF THE 2015 STATE
MANDATED PERIODIC COMPREHENSIVE PLAN UPDATE AND
DELAYING THE PROCESS TO ALLOW FOR COMPLETION OF TOWN
CENTER VISIONING.**

WHEREAS, pursuant to RCW 36.70A.040, the City of Mercer Island is subject to the State Growth Management Act; and

WHEREAS, RCW 36.70A.130(1) requires the City of Mercer Island to take legislative action to review and, if needed, revise its comprehensive plan and development regulations, to comply with the requirements in Chapter 36.70A RCW; and

WHEREAS, the deadline for the City of Mercer Island to update its comprehensive plan, as required by RCW 36.70A.130(5)(a), is June 30, 2015; and

WHEREAS, through an analysis of the existing comprehensive plan and development regulations for consistency with the requirements of Chapter 36.70A RCW, it was concluded updates were needed to comply with Chapter 36.70A RCW; and

WHEREAS, City staff presented the draft scope of work for the comprehensive plan update on February 3, 2014, and the City Council reached consensus on support of the draft scope of work; and

WHEREAS, the City Council formally approved the scope of work on July 21, 2014 via adoption of the 2014 Planning Commission Work Plan; and

WHEREAS, the Planning Commission reviewed the comprehensive plan update over the course of eight public meetings during which opportunities for public comment were provided; and

WHEREAS, an open record public hearing was held by the Planning Commission on November 19, 2014 to consider the draft comprehensive plan update, and the Planning Commission subsequently forwarded a recommended comprehensive plan to the City Council; and

WHEREAS, pursuant to RCW 36.70A.106, notice of proposed amendments to the comprehensive plan was submitted to the Washington State Department of Commerce at least sixty days prior to adoption of said amendments; and

WHEREAS, the City Council reviewed and discussed the recommended update on May 4, 2015 and May 18, 2015; and

WHEREAS, in early 2014, the City Council commenced a process to review and revise Mercer Island's Town Center Development and Design Guidelines; and

WHEREAS, the Town Center Development and Design Guidelines process will be complete after the June 30, 2015 deadline for submitting an updated comprehensive plan; and

WHEREAS, more time is needed to fully incorporate public input from the Town Center process into the comprehensive plan; and

WHEREAS, continuous review of the comprehensive plan has been conducted over the previous year and a half; and

WHEREAS, opportunities for public comment have been provided throughout the comprehensive plan update process and public involvement has been encouraged by the City; and

WHEREAS, the City has demonstrated intent to comply with the Washington State Growth Management Act, Chapter 36.70A RCW, and substantial progress has been made towards updating the City's comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AS FOLLOWS:

SECTION 1. The Mercer Island City Council needs more time to complete the public engagement process for the Town Center Development and Design Guidelines Update, which will inform the comprehensive plan update.

SECTION 2. The Mercer Island City Council intends to continue its review of the comprehensive plan update past the deadline of June 30, 2015, as established by RCW 36.70A.130(5)(a), to conduct a thoughtful, methodical analysis to most effectively encapsulate the desired vision for the City.

SECTION 3. The Mercer Island City Council anticipates adoption of the state mandated periodic 2015 comprehensive plan update upon completion of the Town Center visioning process.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND,
WASHINGTON, AT ITS REGULAR MEETING ON THE 1ST DAY OF JUNE, 2015.

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

ATTEST:

Allison Spietz, City Clerk

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**CITY OF MONROE
RESOLUTION NO. 011/2015 (AM)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONROE, WASHINGTON, SETTING FORTH A TIMELINE
AND SCHEDULE FOR CITY COUNCIL REVIEW AND
ADOPTION OF THE COMPREHENSIVE PLAN**

WHEREAS, the State Growth Management Act (GMA) requires the periodic review and, if necessary, revisions to GMA plans and development regulations; and

WHEREAS, the deadline to complete the current GMA periodic review is June 30, 2015; and

WHEREAS, in August 2013 the City of Monroe entered into an agreement with a consulting firm to work on the 2015 GMA Comprehensive Plan Update; and

WHEREAS, the GMA Update process included the preparation of an entirely new Comprehensive Plan, including new Transportation Plan, Parks and Recreation Plan, Economic Development Strategy and utility (water, sewer and storm drainage) plans; and

WHEREAS, the public involvement process has to date been extensive including a week long studio, joint workshops amongst City boards and commissions and the City Council, multiple Planning Commission workshops, a Planning Commission public hearing and multiple City Council briefings and updates; and

WHEREAS, on April 3, 2015, an integrated draft Comprehensive Plan/Draft Environmental Impact Statement (DEIS) was released to the public, interested parties and agencies for public review and transmitted to State agencies for the 60-day review process in accordance with RCW 36.70A.106; and

WHEREAS the public comment period on the (DEIS) concludes June 2, 2015; and

WHEREAS, on April 20, 2015, the City of Monroe Planning Commission opened a public hearing on the integrated draft Comprehensive Plan/Draft Environmental Impact Statement (DEIS) and continued the public hearing to May 4, 2015, and then again to May 11, 2015, to afford ample opportunity for public comment; and

WHEREAS, the Monroe City Council intends to hold a public hearing on the Comprehensive Plan on June 23, 2015, provided that the Planning Commission completes its recommendation in time for the City Council to hold said hearing; and

WHEREAS, GMA Statewide Planning Goal 11 (RCW 36.70A.020) states, "(11) Citizen participation and coordination. Encourage the involvement of citizens in the

planning process and ensure coordination between communities and jurisdictions to reconcile conflicts;" and

WHEREAS, in addition to the City Council public hearing, the review and revision of the Comprehensive Plan still requires completion of the Final EIS; and

WHEREAS, the Monroe City Council wants to ensure compliance with the citizen participation goal of the GMA and give due consideration to comments it may receive while still reiterating the City's good faith commitment toward the timely completion of the 2015 period update process.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, HEREBY RESOLVE AS FOLLOWS:

Section 1. Intention to adopt the Comprehensive Plan. The Monroe City Council will review and revise the Comprehensive Plan by July 28, 2015; provided that, the schedule is subject to change as necessary to ensure public review and comment and thorough review by the City Council.

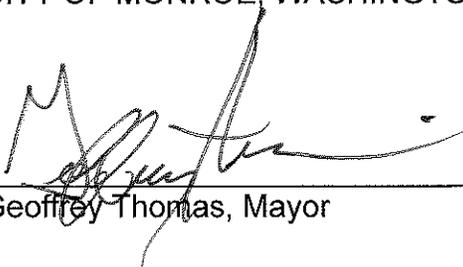
Section 2. Transmittal to Commerce. The Community Development Director is hereby directed to forward a copy of this resolution to the Washington Department of Commerce, Growth Management Services Division.

Section 3. Effective Date. This resolution shall take effect immediately upon passage.

ADOPTED by the City Council of the City of Monroe, at its regular meeting thereof, and APPROVED by the Mayor this 2nd day of June, 2015.

CITY OF MONROE, WASHINGTON:

EFFECTIVE: June 2, 2015



Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Smoot, CMC, City Clerk



J. Zachary Lell, City Attorney

Enclosure:

- **WAC 365-196-640 - Comprehensive plan amendment procedures**

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WAC 365-196-640 - Comprehensive plan amendment procedures.

(1) Each county or city should provide for an ongoing process to ensure:

(a) The comprehensive plan is internally consistent and consistent with the comprehensive plans of adjacent counties and cities. See WAC [365-196-500](#) and [365-196-510](#); and

(b) The development regulations are consistent with and implement the comprehensive plan.

(2) Counties and cities should establish procedures governing the amendment of the comprehensive plan. The location of these procedures may be either in the comprehensive plan, or clearly referenced in the plan.

(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;

(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.

[Statutory Authority: RCW [36.70A.050](#), [36.70A.190](#). WSR 10-22-103, § 365-196-640, filed 11/2/10, effective 12/3/10; WSR 10-03-085, § 365-196-640, filed 1/19/10, effective 2/19/10.]

Enclosure:

- **ICC 16.26 - Comprehensive Plan / Development Regulation Review and Amendment Procedures**

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Chapter 16.26

Comprehensive Plan/Development Regulation Review and Amendment Procedures

16.26.010 - Purpose.

The purpose of this chapter is to establish procedures, pursuant to Chapter 36.70A RCW, for the review and amendment of the comprehensive plan and implementing development regulations found in titles 8, 11, 13, 16 and 17.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62)

16.26.020 - Applicability.

Every amendment to the comprehensive plan and development regulations shall conform to the requirements of this chapter except:

- A. The adoption of emergency amendments;
- B. The adoption of amendments to resolve an appeal of the comprehensive plan or development regulations filed with the Growth Management Hearings Board or with the court;
- C. The initial adoption of a subarea plan;
- D. The adoption of amendments to the county's Shoreline Master Program under the procedures set forth in Chapter 90.58 RCW;
- E. The adoption of amendments to the capital facilities element of the comprehensive plan that occurs concurrently with the adoption or amendment of the county budget;
- F. The adoption of development regulations or amendments thereto that implement the comprehensive plan and for which no amendment to the comprehensive plan is required before adoption of the regulation or amendment to the regulation;
- G. Amendments to the comprehensive plan that are only procedural in nature or affect only procedural requirements;
- H. Amendments to this chapter 16.26; and
- I. Amendments to the comprehensive plan that are merely to correct errors in mapping or to change zoning or comprehensive plan land use designations so that they meet adopted designation criteria.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62)

16.26.030 - Definitions.

Unless expressly noted otherwise, words and phrases that appear in this chapter shall be given the meaning attributed to them by this section, other chapters of title 16, or chapters contained in title 17. When not inconsistent with the context, words used in the present tense shall include the future; the singular shall include the plural and the plural the singular; the word

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"shall" is always mandatory and the words "may" and "should" indicate a use of discretion in making a decision.

Comprehensive plan means the comprehensive plan adopted to comply with Chapter 36.70A RCW including all optional elements adopted through Ordinance C-123-98 as hereafter may be amended by the Board of Island County Commissioners.

Development regulation means the specific chapters in titles 8, 11, 13, 16 and 17 of the Island County Code that have been adopted expressly to implement the comprehensive plan and are adopted pursuant to Chapter 36.70A RCW.

Findings of fact and legislative intent means the formally adopted document that establishes both the factual basis for the comprehensive plan and development regulations and serves as the interpretive guide for legislative intent.

Site specific amendment means an amendment to the comprehensive plan or development regulations that affects one (1) or a small group of parcels, most frequently an amendment to the land use map and/or zoning atlas.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62)

Editor's note— This section, as originally adopted, included a statement that capitalized words and phrases used to identify terms defined in this or other chapters. Because the capitalization convention was applied inconsistently throughout the Island County Code, and to be consistent with the conventions used by other state and local codes, defined terms are no longer capitalized in this Code. This change was authorized on February 26, 2015, pursuant to section 1.04.030.

16.26.040 - Review process and approving authority.

All amendments to the comprehensive plan and development regulations shall be approved by the Board of Island County Commissioners, processed as a Type IV decision pursuant to chapter 16.19. SEPA threshold determinations associated with Type IV decisions that are reviewed under this chapter shall be processed as Type II decisions that may be appealed to the hearing examiner. Appeals or further review of the hearing examiner's written decision shall be by the Growth Management Hearings Board according to the procedures set forth in Chapter 36.70A RCW.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62; amended by Ord. C-96-06 [PLG-006-06], August 21, 2006, vol. 2006, p. 246)

16.26.050 - General procedures.

- A. Amendments may be initiated by any person, the board, the Planning Commission or the Planning Director or the Department Director responsible for the administration of a development regulation.
- B. Amendments may be considered by the board no more frequently than once a year and all proposed amendments shall be considered concurrently so that the cumulative effect of the various amendments can be ascertained.
- C. All amendments adopted by the board shall be consistent with Chapter 36.70A RCW and shall comply with Chapter 43.21C RCW.
- D. All development regulations adopted to implement the comprehensive plan and amendments thereto shall be consistent with the adopted comprehensive plan and adopted findings of fact and legislative intent.

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(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62)

16.26.060 - Annual review procedures.

- A. Amendments proposed by a person shall be accepted at any time during the calendar year but those applications received after February 1 of each calendar year shall be reviewed during the following calendar year.
- B. Unless specifically authorized by the board, no amendment proposed by a person that is not approved by the board may be reinitiated for three (3) years after its consideration by the board.
- C. On March 1 of each year, the Planning Director shall forward to the board and Planning Commission a complete listing of amendments requested by a person, the board, the Planning Commission or the Planning Director. This list shall be known as the annual review docket.
- D. The Planning Director shall review the annual review docket with the Board of County Commissioners by April 1 of each year. The review shall consider whether any proposed amendment should remain on the annual review docket or be moved to the eight-year review docket pursuant to section 16.26.090.
- E. The Planning Director shall prepare a report to the Planning Commission for each application and present the reports no later than May 1 of each calendar year. The report shall include a recommendation on each annual review application. The report shall evaluate the proposed amendments as follows:
 1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations. If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency also under annual review by the Planning Commission and the board;
 2. Do all applicable elements of the comprehensive plan support the proposed amendment or revisions;
 3. Does the proposed amendment or revision more closely meet the goals, objectives and policies of the comprehensive plan;
 4. Is the proposed amendment or revision consistent with the county-wide planning policies;
 5. Is the proposed amendment supported by adopted findings of fact and legislative intent;
 6. Does the proposed amendment or revision comply with the requirements of the GMA; and
 7. Are the assumptions underlying the applicable portions of the comprehensive plan or development regulations no longer valid because new information is available which was not considered at the time the plan or regulation was adopted.
- F. The Planning Commission shall hold at least one (1) public hearing on the annual review amendments and shall forward to the board its recommendation on amendments no later than July 1 of each calendar year. After receipt of the Planning Commission recommendation or after lapse of the prescribed time for rendering a recommendation, the board shall act on annual review amendments. With each adopted amendment the board

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shall also adopt findings of fact and legislative intent to support the change in the comprehensive plan and/or development regulations. These findings shall identify as applicable the following:

1. The local circumstances if any, that have been relied on in reaching a decision on the proposed amendment; and
2. How the planning goals of the GMA have been balanced in the decision on the proposed amendment.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62; amended by Ord. C-153-99 [PLG-052-99], December 13, 1999, vol. 44, p. 217; amended by Ord. C-95-00 [PLG-019-00], November 27, 2000, vol. 45, p. 85, readopted December 11, 2000, vol. 45, p. 115; amended by Ord. C-86-05 [PLG-019-04], July 25, 2005, vol. 2005, p. 237; amended by Ord. C-79-12 [PLG-006-12], July 2, 2012, vol. 2012, p. 98)

16.26.070 - Application requirements.

- A. All applications for amendment of the comprehensive plan or development regulations submitted by a person shall, in a format established by the county, contain the following:
1. Application form signed by the owner(s) of record, address, telephone numbers and agent information;
 2. A description of the proposed amendment including proposed map or text changes;
 3. The location of the proposed amendment shown on an assessor's map dated and signed by the applicant, if the proposal is for a land use map or zoning atlas amendment;
 4. A legal description and a notarized signature of one (1) or more owners, if a change in the zoning atlas is requested by owner(s) concurrent with a requested land use map amendment;
 5. An explanation of why the amendment is being proposed and, if applicable, how or why the map or text is in error;
 6. An explanation of anticipated impacts to be caused by the change;
 7. An explanation of how the proposed amendment is consistent with GMA, the county-wide planning policies, the comprehensive plan and adopted findings of fact and legislative intent;
 8. An explanation of how the change affects development regulations or how the amendment brings the development regulations into compliance with the plan;
 9. If applicable, an explanation of why existing comprehensive plan language should be added, modified, or deleted;
 10. A SEPA checklist, if required; and
 11. Fees as set by the board.
- B. Persons wishing to initiate an amendment are encouraged, but not required, to use the preapplication procedures of section 16.19.050.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62)

16.26.080 - Public notice and comment.

- A. Notice of the time, place and purpose of an open record hearing before the Planning Commission or board to consider annual review amendments shall be provided by publication in the official county newspaper, and a newspaper of general circulation within the area affected by the amendment, at least ten (10) days before the date of hearing. Notice for site-specific amendments shall also be provided by posting and by mail pursuant to section 16.19.120.
- B. The Planning Director shall notify the State of Washington pursuant to RCW 36.70A.106 at least sixty (60) days prior to the adoption of comprehensive plan amendments, development regulations or annual review amendments.
- C. Within ten (10) days of adoption, the Planning Director shall transmit the adopted plan amendment, development regulation or annual review amendments to the state and publish notice of the adoption in the official county newspaper.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62)

16.26.090 - Eight-year review procedures.

- A. The eight-year review cycle is established in accordance with RCW 36.70A.130(5)(b). The initial eight-year review action deadline is June 30, 2016. The review shall include:
 - 1. A comprehensive review to provide for a cumulative analysis of the twenty-year plan and its implementing regulations based upon official population growth forecasts and other relevant data in order to consider substantive changes to planning policies language, and changes to the urban growth areas; and
 - 2. A review of the effectiveness of the following provisions and recommendations made if the provisions can be made more effective:
 - a. EDU program;
 - b. PRDs;
 - c. Design review standards;
 - d. Non-residential design guidelines;
 - e. Non-residential zones;
 - f. BMPs;
 - g. PBRS; and
 - h. Special review districts.

If the Board of County Commissioners determines that the purposes of the comprehensive plan are not being achieved because of significant changes in official population growth forecasts, major changes to the plan may be considered on even calendar years.

- B. Items placed on the annual review docket shall be reviewed by the director and Board of County Commissioners to determine if they should be placed on the eight-year review docket. The director and Board of County Commissioners shall move annual review items to the eight-year review docket when:

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1. Major changes to the comprehensive plan and/or its zone designation criteria are proposed; and
 2. Major changes to an urban growth area boundary or joint planning area are proposed.
- C. The seven-year review cycle shall include all annual review applications from the same year.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62; amended by Ord. C-95-00 [PLG-019-00], November 27, 2000, vol. 45, p. 85, readopted December 11, 2000, vol. 45, p. 115; amended by Ord. C-86-05 [PLG-019-04], July 25, 2005, vol. 2005, p. 237; amended by Ord. C-79-12 [PLG-006-12], July 2, 2012, vol. 2012, p. 98)

16.26.100 - Appeals.

Appeals of decisions to amend the comprehensive plan or development regulations shall comply with the procedures set forth in Chapter 36.70A RCW.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62)

16.26.110 - Severability.

If any provision or provisions of this chapter or its/their application to any person or circumstance is held invalid, the remainder of this chapter and the application of such provision or provisions to other persons or circumstances shall not be affected.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62)

16.26.120 - Effective date.

This chapter shall take effect on December 1, 1998.

(Ord. C-135-98 [PLG-041-98], November 9, 1998, vol. 43, p. 62)