

CHAPTER XIV

AMENDMENT CRITERIA

INTENT

The City of Mill Creek's Comprehensive Plan is the official public document used to guide land use and other policy decisions affecting private and public sectors of the community. For the plan to function as an effective decision-making document and accurately reflect the latest available information and changing community values and needs, the Comprehensive Plan must be continually evaluated and reviewed.

The land uses illustrated on the Land Use Plan are the result of the application of the plan's goals and policies. The City's responsibility is to assume that land use proposals may be introduced that are in conflict with the Land Use Plan or other elements of the plan. In such instances, the opportunity to amend the plan is available.

TIMING

As directed by state law RCW 36.70.A.130, amendment requests will be considered only once in a calendar year so that the cumulative impacts of all proposed amendments can be determined by the City. A comprehensive plan amendment schedule and process that establishes a submittal deadline of September 30th of each calendar year has been adopted by the City. However, the City may adopt amendments to the Comprehensive Plan and subarea plans more frequently than once per year if it is determined that an emergency exists and it is in the public interest to do so. Please refer to Resolution No. 95-192 and amendments thereto for a complete description of the application, review and approval process.

AMENDMENT CRITERIA

Two general types of plan amendments initiated by either the City or any interested person/party will be considered. The first type of amendment is an annual review conducted by the City itself. This review will examine any portion or the entire plan, including a re-evaluation of goals, elements and the reaffirmation of Land Use, Transportation, Environmental, Open Space/Parks and Capital Facility policies and proposals. Included in this review will be plan amendments consistent with the Growth Management Act.

The second type of plan amendment is one that is initiated by a citizen and relates to site specific requests or text amendments to the Comprehensive Plan.

Amendment requests to revise the plan shall address and be reviewed and processed in accordance with statutory procedures, the comprehensive plan amendment schedule, and shall conform to the following criteria:

- The amendment request shall conform to the plan's adopted goal statements.
- The amendment request shall be consistent with applicable adopted policies of the plan.
- The amendment request shall be compatible with existing and planned surrounding land uses.
- The amendment request shall not result in impacts to the City's transportation network, capital facilities, utilities, parks and environmental features that cannot be mitigated.
- The amendment request shall not place uncompensated burdens upon existing or planned service capabilities.
- The amendment request shall be consistent with the established rationale and locational criteria for future land uses contained within the Land Use Element.
- The amendment request shall be consistent with the adopted Countywide Planning Policies and/or any other existing interjurisdictional policies or agreements.
- The amendment request shall be consistent with the provisions of the Growth Management Act and other applicable state statutes.

Amendment applications that are denied can be reapplied for in two years, unless the City Council and Staff determine that a significant change has occurred. Appeals of a City Council decision on a comprehensive plan amendment shall be processed in accordance with state laws.

In accordance with RCW 36.70A.130(2)(b), comprehensive plan amendments may be considered outside of this process if an emergency exists or to resolve an appeal of a comprehensive plan filed in court or with a growth management hearings board.