

Comprehensive Plan Amendment Fees

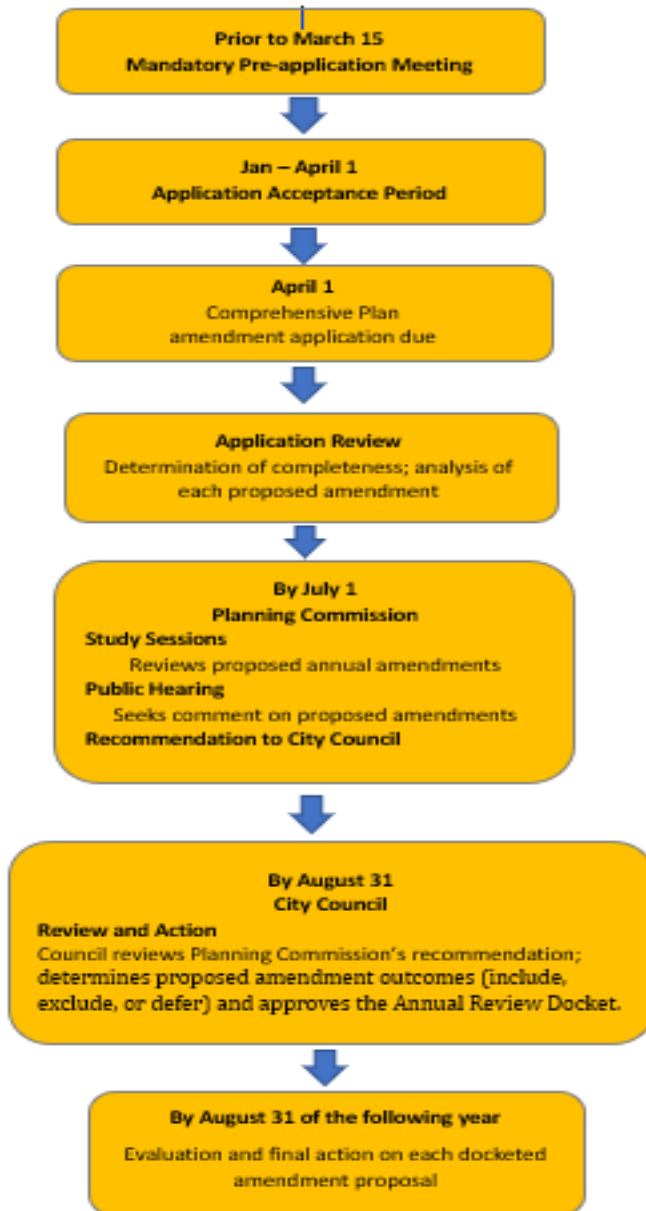
January 5, 2020

Beverly Mesa-Zendt AICP

Deputy Director, Planning and Community Development



Figure 21.76.070A
Flow Chart for Annual Docketing Process



RZC 21.76.070.J | Comprehensive Plan Map and/or Policy Amendments

- Timeline- Consistent and Predictable
- Application Cycle Opens January 2021
- Docket Approved No later than August 2021
- Amendments Approved by August 2022



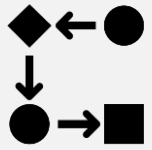
Current Fee Structure

Zoning Code Amendments: Map Amendment

Application Type	Initial Application Fee	Resubmittal Fee
<i>Consistent with Comprehensive Plan Land Use Map. Application can be filed any time.</i>	\$18,803.83	N/A
<i>Not consistent with Comprehensive Plan Land Use Map. Reviewed concurrently with annual Comprehensive Plan update.</i>	No Fee	N/A

Zoning Code Amendments: Text Amendment

<i>Applied for in conjunction with annual Comprehensive Plan update</i>	No Fee	No Fee
<i>Applied for separate from annual Comprehensive Plan update</i>	\$13,195.80	N/A



RZC 21.76.030 (E) Application Requirements

Application and Inspection Fees. Fee Schedule.

Land use permit applications, building inspection, electrical, mechanical, and plumbing permit fees, the Administrator (Director of Planning and Community Development) is hereby authorized to promulgate fee schedules and to revise periodically the same as needed in light of costs of administering said permit systems, subject to approval of the City Council by resolution.

City of Redmond Costs



Staff Positions

- Dept. Administrative Coordinator/Planner
- Principal Planner
- Planning Manager



Tasks

- Pre-Submittal Meeting
- Internal Application Review/Analysis/SEPA
- Technical Committee Review
- Planning Commission
- Council Review Approval
- Amendment Preparation
- Start Amendment Review Process



Total Hours

27.50/\$3,305.58

Proposed Fee Structure

- A new Comprehensive Plan Amendment Fee of \$3,305,
- A combined Comprehensive Plan Land Use Map Amendment (\$3,305)/Rezone Fee (\$ 18,803.83 current 2020 fee) of \$22,108.83, and
- A combined Comprehensive Plan Text Amendment (\$3,305)/ Zoning Text Amendment Fee (\$13,195.80 current 2020 fee) of \$16,500.8.

City Council and Planning Commission Initiated Amendments

City Council Authority

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.

Planning Commission

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

Timeline





Thank You

Questions?

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