Comprehensive Plan Amendment Fees

January 5, 2020

Beverly Mesa-Zendt AICP

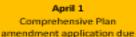
Deputy Director, Planning and Community Development



Figure 21.76.070A Flow Chart for Annual Docketing Process

Prior to March 15 Mandatory Pre-application Meeting





Application Review

Determination of completeness; analysis of each proposed amendment

By July 1 Planning Commission

Study Sessions

Reviews proposed annual amendments Public Hearing

Seeks comment on proposed amendments Recommendation to City Council



By August 31 City Council

Review and Action

Council reviews Planning Commission's recommendation; determines proposed amendment outcomes (include, exclude, or defer) and approves the Annual Review Docket.



By August 31 of the following year

Evaluation and final action on each docketed amendment proposal

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
Consistent with Comprehensive Plan Land Use Map. Application can be filed any time.	\$18,803.83	N/A
Not consistent with Comprehensive Plan Land Use Map. Reviewed concurrently with annual Comprehensive Plan update.	No Fee	N/A
Zoning Code Amendments: Text Amendment		
Applied for in conjunction with annual Comprehensive Plan update	No Fee	No Fee
Applied for separate from annual Comprehensive Plan update	\$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



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



9

We are here

1/5/2021

City Council

Staff Report

January 21-22 Docket Cycle Opens

12/9/2020

PPW

COW

1/19/2020

City Council Meeting Approval



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