



CITY OF BLACK DIAMOND

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INVITATION TO SUGGEST OR REQUEST AMENDMENTS TO THE CITY OF BLACK DIAMOND COMPREHENSIVE PLAN for the 2014 amendment cycle

The Washington State Growth Management Act allows cities to amend their Comprehensive Plans generally no more frequently than once per calendar year. Black Diamond Municipal Code Chapter 16.30 establishes the process through which plan amendments may be proposed.

There are two methods to propose an amendment: 1) placing a suggestion on "the docket;" or 2) filing a plan amendment request.

For either docket requests or amendments to be considered this year (2014), they must be submitted by **June 13, 2014**. Application forms are available at the Community Development Department or on the City's website (www.ci.blackdiamond.wa.us). Please be sure to use the appropriate form for your request.

For further information regarding the amendment process, please contact the Community Development Department at 360-886-5700.

The Docket

Suggested amendments to the Comprehensive Plan text or Future Land Use Map may be submitted by any individual, organization or government agency at any time during the year. However, items on the docket will only be evaluated once per year. There is no filing fee for placing an item on the docket.

Amendments suggested for placement on the docket cannot apply to a specific parcel of property, but must have area- or city-wide applicability. Proposals may be considered appropriate for action if:

1. A proposed comprehensive plan text amendment addresses a matter appropriate for inclusion in the plan;
2. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the plan;
3. The proposal addresses the interests and changed needs of the entire city as identified in the plan;

4. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the Mayor;
5. The proposal can be reasonably reviewed and evaluated, given existing staff and budget resources; and
6. The proposal has not been voted on by the City Council in the last three years. This time limit may be waived if it is demonstrated that a) the proposal addresses an obvious technical error in the existing plan or b) a change in circumstances justifies the need for the proposed amendment.

Items on the docket are reviewed by the Planning Commission once each year. The Commission will decide which proposals will receive further consideration as part of the overall annual amendment process.

For items to be reviewed and potentially acted on by the Commission this year, they must be submitted to the Community Development Department by **June 13, 2014**.

Applications for amendments

Any individual, corporation, organization, group or governmental agency may guarantee consideration of a proposed amendment to any aspect of the Comprehensive Plan by filing an application with the Community Development Department and paying the required filing fee. Requests filed in this manner can apply to specific properties. Depending upon the nature of the request, it may also be necessary to submit an environmental checklist in conjunction with the request (e.g., if a concurrent rezone is also part of the request). Please check with staff to determine if this will be necessary.

The burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request fully complies with the following:

1. The proposed change will further and be consistent with the goals, objectives and policies of the Comprehensive Plan; and
2. If the request is to change the land use designation of a specific property on the future land use map, the applicant must demonstrate either of the following:
 - a. The existing land use designation was clearly made in error or due to an oversight;
 - b. there has been a change in conditions since the plan was adopted/ last amended.

Alternatively, an amendment request must be found to be consistent with any of the criterion noted for evaluating items placed on the docket (as noted above).

For amendments to be considered during the 2014 amendment cycle, they must be submitted with the required filing fee by **June 13, 2014**.

For further information regarding the amendment process, please contact the Community Development Department at 360-886-5700. Application forms are available at the Community Development Department or on the Planning Department portion of the City's website.