



CITY OF BLACK DIAMOND

P.O. Box 599
24301 Roberts Drive
Black Diamond, WA 98010

Phone: (360) 886-2560
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

INVITATION TO SUGGEST OR REQUEST AMENDMENTS TO THE CITY OF BLACK DIAMOND COMPREHENSIVE PLAN *for the 2012 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.

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. Per BDMC 16.30.100, suggestions may be determined by the Planning Commission to be appropriate for formal consideration if:

1. A proposed 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 goals and policies of the plan;
3. The proposal addresses the interests and changed needs of the entire city;
4. The proposal does not raise policy or land use issues that are more appropriately addressed in an on-going work program of the City;
5. The proposal can be reasonably evaluated, given City resources; and
6. The proposal has not been subject to a prior vote in the last 3 years.

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. Items that move forward will be part of the public hearing process and will also eventually be considered by the City Council.

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 15, 2012**. Forms for submitting

items to the docket are available at the Community Development Department and on the City's website.

Filing a Plan amendment request

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 as established in the City's fee schedule. 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. Please check with staff to determine if this will be necessary.

An applicant must demonstrate that:

1. The requested 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, then it must be demonstrated that:
 - 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 or 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 2012 amendment cycle, they must be submitted with the required filing fee by **June 15, 2012**. Application forms are available at the Community Development Department or on the City's website.

For further information regarding the amendment process, please contact the Community Development Department at 360-886-2560.

The City of Black Diamond's entire Comprehensive Plan consists of the following:

- *The 2009 City of Black Diamond Comprehensive Plan*
- *Comprehensive Parks, Open Space and Recreation Plan (2008)*
- *City of Black Diamond Comprehensive Sewer System Plan*
- *City of Black Diamond Water System Comprehensive Plan*
- *City of Black Diamond Comprehensive Storm Drainage Plan*