

Instructions to reader: This document amends [Chapter 1, Introduction](#) of the City's Comprehensive Plan. You can locate proposed changes to the city's plan with a vertical bar in the left hand margin. Words struck through are proposed for deletion; words that are underlined are proposed additions. For a summary of the effect of the changes to this chapter, please visit the Rethink Zoning Library at <https://everettwa.gov/2453/Rethink-Zoning-Library>.

Amend Chapter 1 Introduction

VII. ANNUAL AMENDMENT AND UPDATE OF THE GROWTH MANAGEMENT COMPREHENSIVE PLAN

D. WHO MAY INITIATE AMENDMENTS TO THE COMPREHENSIVE PLAN?

See [Title 15, Local Project Review Procedures](#), for how to initiate and review ~~A~~ amendments to the comprehensive plan. ~~may be initiated according to the following procedures:~~

~~1. — Amendment to the Land Use Map~~

~~Proposed amendments to the Land Use Map of the comprehensive plan for the purpose of rezoning property or allowing a use or type of development that is not permitted by the current land use designation and implementing land use regulations may be initiated by a property owner, authorized agent, or by the City. Amendments initiated by a property owner or applicant shall be filed with completed application forms available from the Planning and Community Development Department along with applicable filing fees and application materials. The Planning and Community Development Department shall establish a date by which applications for amendment to the Land Use Map must be submitted to be included in the annual update and amendment process, to allow for sufficient time to complete environmental review and public comment before the Planning Commission must make its decision.~~

~~2. — Amendment to Comprehensive Plan Policies to Support a Change to the Land Use Map~~

~~Amendments to one or more policies of any element of the comprehensive plan that are needed to justify or support an amendment to the Land Use Map may be initiated by a property owner or applicant, or by the City. If initiated by a property owner or applicant, the justification for the change to the policy shall be included in the application materials for the Land Use Map amendment.~~

~~3. — Amendment to Comprehensive Plan Policies, Programs or Implementation Measures~~

~~Amendments to one or more policies of any element of the comprehensive plan may be initiated by the Planning Commission, City Council, or the Mayor. Citizens, City departments, other public agencies, civic or business organizations, or other parties may make written recommendations to the Planning Commission, City Council, or the Mayor for revisions to comprehensive plan policies, programs or implementation measures. It shall be at the discretion of the Planning Commission, City Council, or the Mayor to further pursue such an amendment. Amendments to policies that are intended to support a property owner or applicant request for a change to the Land Use Map shall be filed as part of the application to amend the Land Use Map.~~

~~4. — Docketing Possible Amendments to the Comprehensive Plan and to Development Regulations~~

~~The City shall compile and maintain a list of changes to the comprehensive plan or implementing programs or development regulations that have been suggested by the public, other agencies, civic or business organizations, or other interested parties. This list shall be presented to the Planning Commission to decide if such requests should be included in the annual update to the comprehensive plan. This list shall be available for review by the public. Provided, however, notwithstanding any language herein, the City is authorized to~~

initiate and/or make amendments to the comprehensive plan and/or development regulations independent of the annual docketing process herein described.

5. ~~Reapplications for Reclassification of Property~~

~~Re-applications for the amendment of the land use designation of property under the comprehensive plan are prohibited unless the applicant establishes that there has been a substantial change of circumstances pertaining to a material issue.~~

H. AMENDING THE LAND USE MAP

See Title 15, Local Project Review Procedures, for procedures and additional criteria for amendment of the land use map.

~~The City is asked much more frequently to amend the designations of the Land Use Map than the policies embodied in the text. This is usually the result of an individual who wishes to rezone land to allow uses not permitted by the existing zoning of the property. Such requests are sometimes based upon a specific proposed use and development for a property, and sometimes are speculative for purposes of increasing the value of the land without a use or development plan proposed. In either case, the Planning Commission and City Council must carefully evaluate requests to amend the Land Use Map to determine the long-term benefit to the community as a whole. Whether initiated by the City or a private party, the burden of proof is upon the proponent to demonstrate the long-term benefit to the community as a whole. The following factors shall be considered in reviewing such amendment requests.~~

~~1. The proposed land use designation must be supported by or consistent with the existing policies of the various elements of the comprehensive plan.~~

~~2. Have circumstances related to the subject property and the area in which it is located changed sufficiently since the adoption of the Land Use Element to justify a change to the land use designation? If so, the circumstances that have changed should be described in detail to support findings that a different land use designation is appropriate.~~

~~3. Are the assumptions upon which the land use designation of the subject property is based erroneous, or is new information available which was not considered at the time the Land Use Element was adopted, that justify a change to the land use designation? If so, the erroneous assumptions or new information should be described in detail to enable the Planning Commission and City Council to find that the land use designation should be changed.~~

~~4. Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.~~

~~5. Should the proposed land use designation be applied to other properties in the vicinity? If so, the reasons supporting the change of several properties should be described in detail. If not, the reasons for changing the land use designation of a single site, as requested by the proponent, should be provided in sufficient detail to enable the Planning Commission and City Council to find that approval as requested does not constitute a grant of special privilege to the proponent or a single owner of property.~~

~~6. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to assure compatibility with the uses of other properties in the vicinity?~~

7. Would the change of the land use designation sought by the proponent create pressure to change the land use designation of other properties in the vicinity? If so, would the change of land use designation for other properties be in the best long-term interests of the community in general?

I. AMENDING POLICIES

See Title 15, Local Project Review Procedures, for procedures and additional criteria for amending the comprehensive plan policies.

The policies of the comprehensive plan are the basis for many actions taken by the city and private sector. The foundation for the policies should be grounded in legal requirements, such as the Growth Management Act; sound planning and land use principles; the community's vision and values; and in the community's anticipated future growth needs. From time to time, one or more of the above policy bases changes. Laws are changed, economic conditions or social values change, growth trends cause a shift in land use needs, or the community's idea of what it wishes to be may be altered. When such changes occur, it is appropriate to review the Goals, Objectives and Policies of the plan.

The policies of the comprehensive plan are intended to provide a stable framework to guide the long-term physical growth within the Everett Planning Area. Therefore, consideration of changes to the plan policies should be based upon the long-term benefit to the community of such changes. Changes to the foundations upon which the policies are based may create a need to change the policies and subsequent programs or regulations that implement the policies. Major policy changes should be viewed in the context of changes to the law, changed socioeconomic conditions, shifts of community opinion and priorities, and significant changes to the amount and characteristics of anticipated future growth.

The following factors shall be considered in reviewing proposed amendments to comprehensive plan policies.

1. Have circumstances related to the subject policy changed sufficiently since the adoption of the plan to justify a change to the subject policy? If so, the circumstances that have changed should be described in detail to support the proposed amendment to the policy.
2. Are the assumptions upon which the policy is based erroneous, or is new information available that was not considered at the time the plan was adopted, that justify a change to the policy? If so, the erroneous assumptions or new information should be described in detail to support the proposed policy amendment.
3. Does the proposed change in policy promote a more desirable growth pattern for the community as a whole? The manner in which the proposed policy change promotes a more desirable growth pattern should be described in detail.
4. Is the proposed policy change consistent with other existing plan policies, or does it conflict with other plan policies? The extent to which the proposed policy change is consistent with or conflicts with other existing policies should be explained in detail.