

## **Growth Management Map Amendment Policy:**

**Policy Number: Z-02**

**Effective: November 15, 2022**

### **Overview:**

The Growth Management Map will be reviewed, and large-scale amendments may be modified, in conjunction with the City's regular Comprehensive Plan review and update cycle. Additional modifications to the growth management map may be brought forward by the Development Services team based on the Sanitary Sewer Master Plan as needed.

### **Details:**

This policy is intended to establish a process for property owners or agents of the property owners to initiate a growth management map amendment outside of the regular Development Services team updates. Growth management map amendments (GMMA) shall be evaluated on an individual basis for consistency with the following criteria:

1. The proposed GMMA will address an unanticipated shortage of land designated and available for a proposed type of land use as evidenced by an objective market analysis with costs covered by the applicant.
2. A technical assessment of the sewage generation characteristics of the proposed development in combination with an assessment of the remaining trunkline sewer capacity in the sanitary sewer subdistrict where the development is proposed should be completed to determine the availability of capacity and/or the potential scheduling of improvements to address this potential Adequate Public Facility deficiency.
3. The impact of and cost to municipal utilities and infrastructure, including but not limited to road and transit infrastructure, sewer, water, and electric infrastructure, parks, etc. as a result of the proposed GMMA has been considered and the proposed project will not adversely affect these infrastructure systems.
4. An assessment of natural features on the proposed site has found that the site is suitable for urban development.
5. The proposed GMMA will not adversely affect the supply of land designated for the type of land use the area in question is currently planned for.
6. The proposed Future Land Use Map amendment is consistent with and will help further the Vision, Principles, and Goals of the P2S 2040 Comprehensive Plan and
  - a) Will not compromise the direction of the plan to create an integrated land use and transportation vision.
  - b) Will not compromise the strategies identified in the plan to implement the Primary Transit Network or the anticipated phasing of the PTN identified in the plan

- c) The development characteristics of uses in the proposed land use plan category as described in Tables 2-8 through 2-12 are compatible with surrounding land use classifications.
  - d) The locational characteristics and transportation features of the site are consistent with the locational and transportation factors described in Tables 2-8 through 2-12 for the proposed land use.
7. The proposed amendment is consistent with community goals and policies as expressed in the City's adopted Plans.

The following policy outlines how a developer can initiate a minor or major growth management map amendment.

### **Minor Growth Management Map Amendment:**

A minor growth management map amendment is any change to the Growth Management Map that involves a land area of 5 acres or less. A minor growth management map amendment may be initiated by petition of the property owner or by agents of the property owner by written consent of the property owner. A minor growth management map amendment may be approved through the Development Services team (Public Works and Community Development).

To receive approval for a minor map amendment, the property owner or agents of the property owner shall request a technical meeting with the Development Services team to review the development proposal. The Development Services team will review minor amendments on a case-by-case basis. The amendment may be approved by the Development Services team provided the development will not adversely affect City infrastructure including but not limited to storm and sanitary sewer, drinking water, streets, parks, fire response times, etc.

Should a minor amendment be approved by the development services team, a formal approval letter will be provided and a map amendment will be reflected in the subsequent Comprehensive Plan update. Should there ever be a time when 5 minor growth management map amendment occur the Development Services team will initiate a map amendment to ensure the growth map reflect accurate information.

### **Major Growth Management Map Amendment:**

A major growth management map amendment is any change to the growth management map that involves a land area greater than 5 acres. A major growth management map amendment may be initiated by petition of the property owners or by agents of the property owners by written consent of the property owners. A major growth management map amendment may be approved through the two-step process listed below.

#### **STEP 1**

To receive approval for a major map amendment, the property owner or agents of the property owner shall request a technical meeting with the Development Services team to review the development proposal. The Development Services team will review major amendments on a case-by-case basis. Following the technical meeting, a formal predevelopment meeting outlining the request is required.



The amendment may be approved by the Development Services team provided the development will not adversely affect City infrastructure including but not limited to storm and sanitary sewer, drinking water, streets, parks, fire response times, etc. Should the project receive formal Development Services approval, the project can proceed to step 2.

## **STEP 2**

Upon receiving approval from the Development Services team, the major growth management map amendment moves forward for City Council Review. This request shall include a Public Hearing in front of the City Council and will require a supermajority vote, as this would qualify as a Comprehensive Plan amendment. The Development Services team will review requests based on the criteria below and provide the City Council with a formal staff report and recommendation.

