



Chapter 8 GROWTH POLICY AMENDMENT AND REVISION

Regular evaluation of the growth policy will help the community, planning board and the county commissioners maintain the relevance of its guidance, given the ever changing conditions throughout the county. Regular updates also help the county to shift strategies and take new approaches as circumstances change and goals are met.

Timetable and Review Process

Annual Progress Review

County staff will evaluate progress on the Action Plan described in Chapter 2. On an annual basis, results of this evaluation will be described in a status report to the planning board and commissioners. This is not intended to be a full-scale review of the growth policy; rather the evaluation is a mid-stream assessment of the progress in implementing the goals and objectives to determine whether adjustments are needed in the county's work plan.

Five-Year Review

County staff, in consultation with the planning board and county commissioners, will evaluate the growth policy to determine whether revisions are necessary. At least once

every five years, county staff will conduct an assessment of the factors listed herein. Based on the review, the county may conclude that revisions are needed. If so, staff will produce a report to the county commissioners and the planning board that includes a description of the issues and needs to be addressed, proposed changes, anticipated impacts of the changes, and whether additional or modified implementation actions are appropriate. When actions are proposed, associated timelines, and lead partners will be included.

Growth policy revisions will be conducted in accordance with the provisions of state law, including a public hearing before the planning board and adoption by the county commissioners, following a public process, which will be determined by Community and Planning Services staff depending on the scope of the proposed revisions.

Review Factors

Factors to be considered in the five-year review include:

- Changes in the legal framework regarding growth policies or implementation measures
- Significant changes to existing conditions and projected trends



that might warrant different or additional goals and objectives

- Degree to which the goals and objectives have been met
- Completion of implementation actions or identification of actions that are no longer appropriate
- Deviation from the implementation timetable
- Public and stakeholder input suggesting the need to make changes
- Knowledge of specific amendments that would improve the growth policy's usefulness so that it better serves the public.

retirement of existing area plans (Map 6, page 4-4)

- New issue plans or the revision or retirement of existing issue plans that fall under the legal authority of this growth policy.

Growth policy amendments by private parties would typically be proposed to support development proposals. Public review of amendments made after growth policy adoption is required by state law. Private party amendments require an application fee and will be reviewed using the following criteria:

- The amendment substantially complies with the applicable guiding principles, goals, and objectives of the growth policy and accompanying Land Use Designation Map, except as specifically addressed in the amendment request
- The amendment is consistent with the applicable goals, objectives and land use designations of the applicable area plan (if any), except as specifically addressed in the amendment request. (Note: Growth policy and area plan amendment requests may be reviewed concurrently.)
- The amendment is designed to meet a need that is otherwise not being met

- The amendment will provide substantial public benefit to the surrounding community
- The change proposed is the best means of providing the public benefit

Other Amendments

In addition to amendments proposed as part of a regularly scheduled review, growth policy amendments may be proposed by Community and Planning Services staff, the planning board, and private parties at any time. At the time of this writing, anticipated amendments are:

- Updates to the Land Use Designation Map (Map 18)
- New area plans or the revision or