

Planned Development - Amendment Submittal

Submittal Items

Please included the following:

- Land Use Application
- 2 sets any applicable plans
- Initial Review:
 - Intake \$45
 - Deposit \$45
- Additional Administrative Review
 - See Final Planned Development schedule
- Additional PC/CC Review
 - See Preliminary Planned Development Schedule

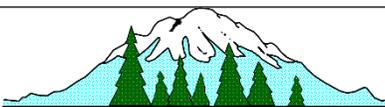
The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceeded by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

Major amendments are those which substantially change the character, basic design, density, open space or other requirements/conditions of the development plan. **Minor amendments** are those which may affect the precise dimensions or siting of buildings, but which do not affect the basic character or arrangement and number of buildings approved, nor the density of the development or the amount and quality of open space and landscaping. Such dimensional adjustments shall not vary more than 10 percent from the approved original plan. Minor amendments also include on-site adjustments which may affect the design and placement of circulation and utility facilities and other improvements, provided they do not substantially change the character, basic design, density, open space or other requirements/conditions of the development plan.

An amendment request which has been determined to be subject to additional review shall be processed using the same procedures applicable to the initial development plan review process. The review authority may impose conditions on the proposed amendment to ensure that the intent and conditions of the original approval are met.

After an initial review, one of the following will be determined:

- The proposed amendment is exempt from further review because it represents a minor change from the previously approved preliminary or final development plan and the criteria listed in FMC 22.76.005 continue to be met.
- The proposed amendment is subject to additional administrative review because it represents a major change to the final development plan previously approved by the director.
- The proposed amendment is subject to additional planning commission and city council review because it represents a major change to the preliminary development plan previously reviewed by the planning commission and approved by the city council.



THE CITY OF FIRCREST

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