

# 2016 PLANNING COMMISSION



BELLEVUE

**Meeting**  
**6:00 pm June 1**

**Location**

*Commission meetings are held in the Council Conference Room unless otherwise posted.*

**Public Access**

*All meetings are open to the public and include opportunities for public comment.*

425-452-6800  
[planningcommission@bellevuewa.gov](mailto:planningcommission@bellevuewa.gov)

[www.bellevuewa.gov](http://www.bellevuewa.gov)

**JUNE 1**



# Bellevue Planning Commission

## AGENDA

### Public Hearing

June 1, 2016

6:00 PM

City Hall, Room 1E-113, 450 110<sup>th</sup> Avenue NE, Bellevue WA

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6:00 PM – 6:05 PM	Call to Order	
6:05 PM – 6:10 PM	Roll Call	
6:10 PM – 6:15 PM	Approval of Agenda	
6:15 PM – 6:30 PM	Public Comment	
6:30 PM – 9:30 PM	Public Hearing	1
	<b>A. 2016 Proposed Comprehensive Plan Amendments – Threshold Public Hearing</b>	
	<b>1. Naficy</b>	
	<b>2. Eastgate</b>	
	<b>3. Newport Hills</b>	
	<b>4. Parks Element #1</b>	
	<b>5. Parks Element #2</b>	
	Comprehensive Plan Amendments Nichols Matz, Senior Planner, Planning and Community Development	
9:30 PM – 10:30 PM	Study Session	Separate Bound Appendix
	<b>A. 2016 Proposed Comprehensive Plan Amendments</b>	
	<i>To make a finding and recommendation to City Council if the proposed plan amendment meet established threshold criteria.</i>	

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# Bellevue Planning Commission

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**10:30 PM – 10:45 PM**

**Public Comment**

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Please note:

- Agenda times are approximate only.
- Generally, public comment is limited to 5 minutes per person or 3 minutes if a public hearing has been held on your topic. The last public comment session of the meeting is limited to 3 minutes per person. The Chair has the discretion at the beginning of the comment period to change this.

## **Planning Commission Members**

Michelle Hilhorst, Chair

John deVadoss, Vice Chair

Jeremy Barksdale

John Carlson

Aaron Laing

Anne Morisseau

Stephanie Walter

John Stokes, Council Liaison

## **Staff Contacts**

Terry Cullen, Comprehensive Planning Manager 425-452-4070

Emil King, Strategic Planning Manager 425-452-7223

Janna Steedman, Administrative Services Supervisor 425-452-6868

Kristin Gulledge, Administrative Assistant 425-452-4174

*\* Unless there is a Public Hearing scheduled, "Public Comment" is the only opportunity for public participation.*

*Wheelchair accessible. American Sign Language (ASL) interpretation available upon request. Please call at least 48 hours in advance: 425-452-5262 (TDD) or 425-452-4162 (Voice). Assistance for the hearing impaired: dial 711 (TR).*



# MEMORANDUM

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DATE: May 24, 2016

TO: Chair Hilhorst and members of the Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner 452-5371  
[nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)  
Terry Cullen AICP, Comprehensive Planning Manager 452-4070  
[tcullen@bellevuewa.gov](mailto:tcullen@bellevuewa.gov)

SUBJECT: June 1, 2016, Public Hearings on 2016 site-specific Annual Comprehensive Plan Amendments (CPA) Threshold Review and Geographic Scoping

## PLANNING COMMISSION ACTION

On June 1, 2016, the Planning Commission is scheduled to hold public hearings to consider the 2016 three site-specific and two non-site-specific applications for CPA under Threshold Review. The Planning Commission is asked to recommend whether the applications should be initiated into the 2016 Comprehensive Plan amendment work program under LUC 20.30I.140 and to recommend the appropriate geographic scope for each application in accordance with LUC 20.30I.130.A.1.a.ii.

The staff recommendations for each of the five 2016 applications are summarized in this memo in the Recommendations Summary (below.) Provided to the public hearing but separately from the agenda packet is a document including a complete staff recommendation detailing the summary below, application materials, and public comment received through May 23, 2016 for each of the 2016 applications. ***Please bring your copies of the staff reports to the meeting.***

For reference, the 2016 CPAs agenda packet includes this memo, a map showing the 2016 site-specific CPAs (Attachment 1--the two non-site-specific CPA applications are considered citywide); maps of the three site-specific applications and their Comprehensive Plan designations as well as recommended geographic scoping expansion (Attachment 2); and the Threshold Review criteria and the consideration of geographic scope statutes (Attachment 3.)

At the meeting, the Planning Commission will be asked to open a public hearing for each application. Staff will provide a brief review of the request and the staff recommendation, followed by public testimony. After the Commission conducts the public hearings, the Commission will be asked to deliberate on each request and make individual recommendations.

### Sample motion language (for reference):

I move to recommend *initiation/no further consideration* of the [name] Comprehensive Plan amendment application for the 2016 Annual Comprehensive Plan work program, and *expanded/not expanded* through geographic scoping [to include the named properties].

## BACKGROUND

The 2016 list of initiated applications has been established to consider amendments to the Comprehensive Plan. The list is the tool the city uses to consider proposals to amend the Comprehensive Plan. Such consideration is limited to an annual process under the state Growth Management Act.

Threshold Review action produces proposed amendments for the annual CPA work program. This 2016 annual CPA work program consists of four steps:

### Threshold Review

1. Planning Commission study sessions and public hearings to recommend whether initiated proposals should be considered for further review in the annual work program (*current step*);
2. City Council action on Planning Commission recommendations to establish the annual work program (June);

### Final Review

3. Planning Commission study sessions and public hearings to consider and recommend on proposed Comprehensive Plan Amendments (early fall);
4. City Council action on Planning Commission recommendations to adopt amendments (late fall).

## THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff recommendations are shown below in summary, and in detail in the report materials provided to Commissioners along with the May 12, 2016, notice of Threshold Review public hearing.

## RECOMMENDATIONS SUMMARY

1. **Nafficy Mixed Use 16-123605 AC (15700 Bel-Red Rd)**
  - **Staff recommendation:** Do not include in CPA work program; expand geographic scope
  - Proposed map change from Office (O) to Bel-Red Residential-Commercial node 3 (BR-RC-3) on a 0.574 acre site
2. **Eastgate Office Park 16-123765 AC (15325-15395 SE 30<sup>th</sup> Pl)**
  - **Staff recommendation:** Include in CPA work program; expand geographic scope
  - Proposed map change from Office (O) to Office Limited Business (OLB) on a 14 acre site
3. **Newport Hills Comprehensive Plan 16-123752 AC (5600 119<sup>th</sup> Ave SE)**
  - **Staff recommendation:** Include in CPA work program; do not expand geographic scope
  - Proposed map change from Neighborhood Business (NB) to Multifamily-High (MF-H) on 4.6 acres of 5.9 acre site
4. **Park Lands Policy #1 15-129232 AC**
  - **Staff recommendation:** Do not include in CPA work program

- Proposal to amend policy and/or text in the Parks, Recreation and Open Space Element
5. **Park Lands Policy #2** 16-122081 AC
- **Staff recommendation:** Do not include in CPA work program
  - amend policy and/or text in the Parks, Recreation and Open Space Element, and require city-owned park lands to be zoned with a ‘Park’ zoning designation

## **PUBLIC NOTICE AND COMMENT**

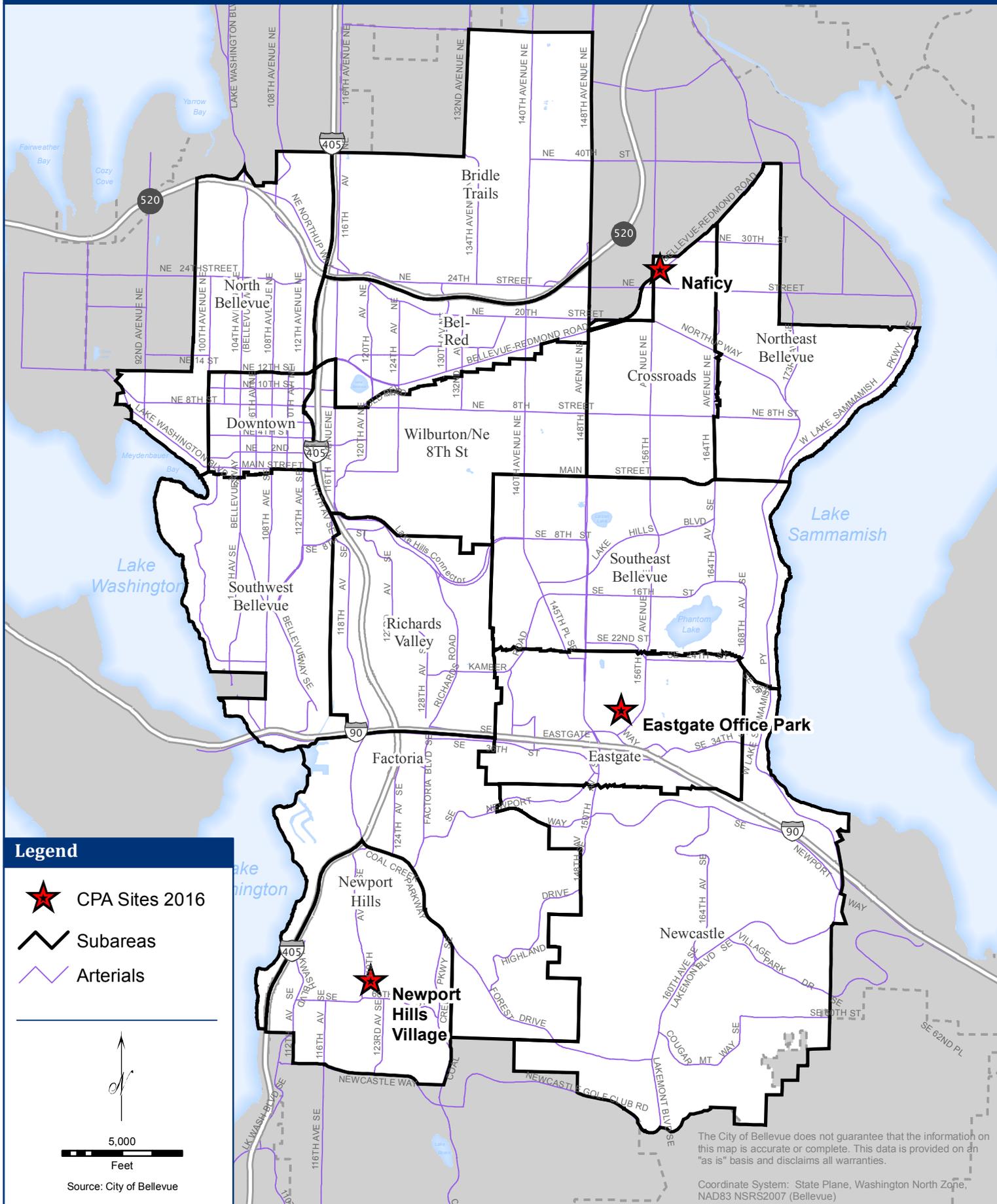
The applications were introduced to the Planning Commission during study session on March 9, 2016. Notice of the Application was published in the Weekly Permit Bulletin on February 18, 2016, and mailed and posted as required by LUC 20.35.420. Notice of the June 1, 2016, Threshold Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on May 12, 2016, and included notice sent to parties of record.

Public comments submitted are included with each staff report recommendation.

## **ATTACHMENTS**

1. 2016 site-specific CPAs citywide map
2. Application CP designation, Subarea, and recommended geographic scoping maps
3. Threshold Review Decision Criteria (LUC 20.30I.140) and Consideration of Geographic Scoping (LUC 20.30I.130.A.1.a.ii)

# 2016 Comprehensive Plan Amendments



### Legend

-  CPA Sites 2016
-  Subareas
-  Arterials



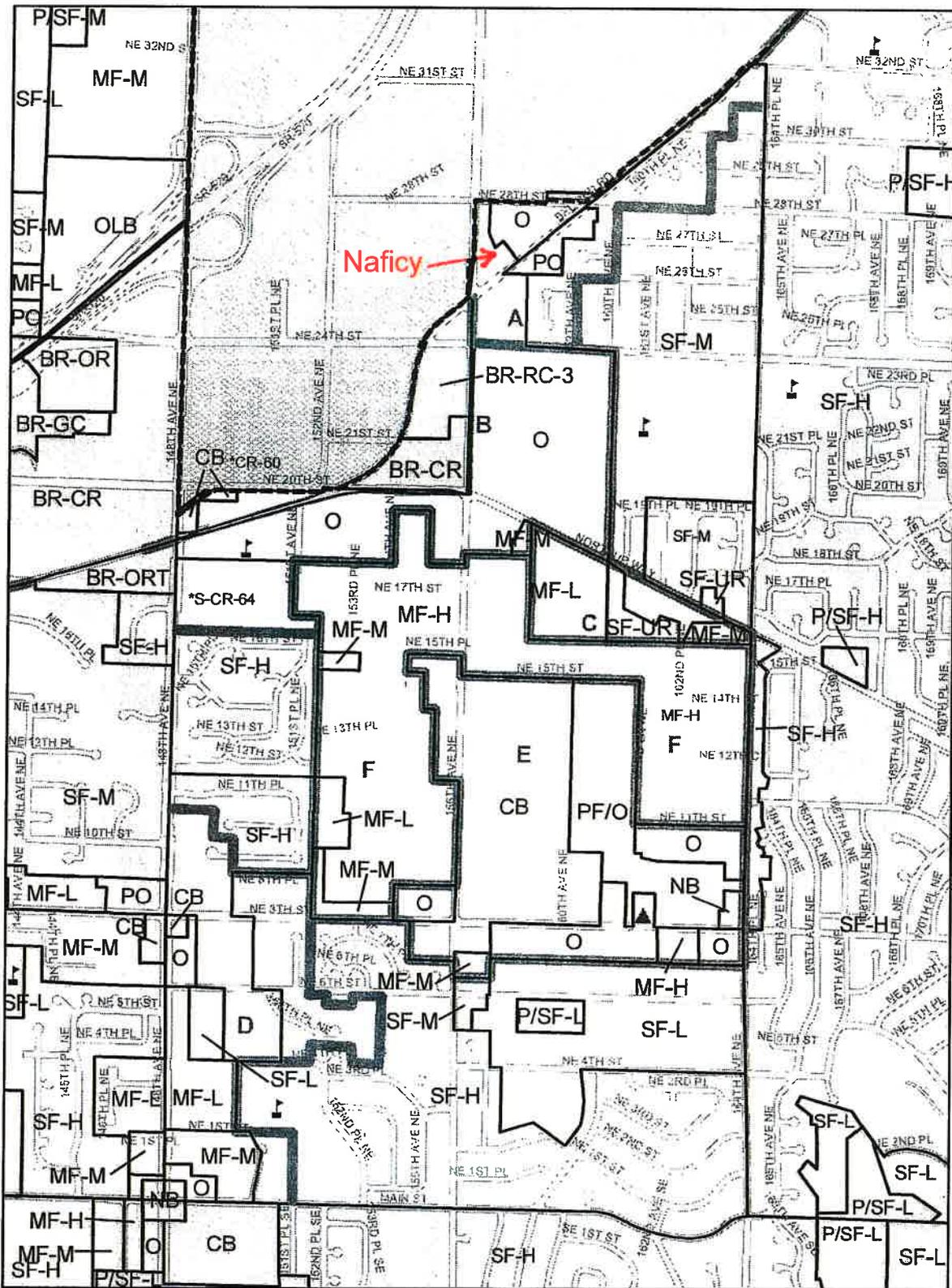
5,000  
Feet

Source: City of Bellevue

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Coordinate System: State Plane, Washington North Zone, NAD83 NRSR2007 (Bellevue)





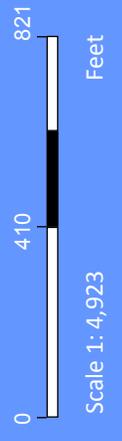
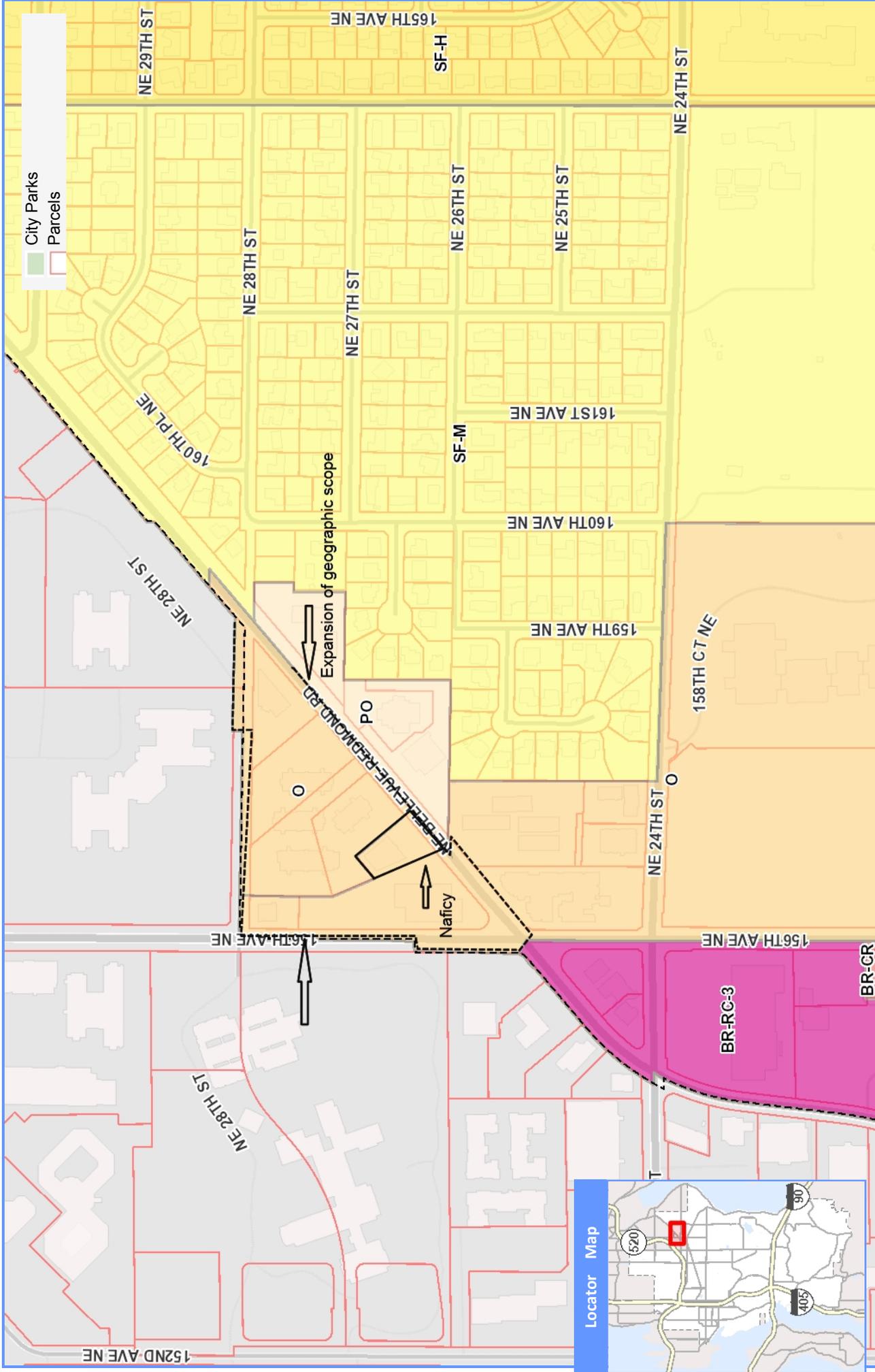
### Crossroads Land Use Plan

- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- Comprehensive Plan
- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (2008)
- Lakes



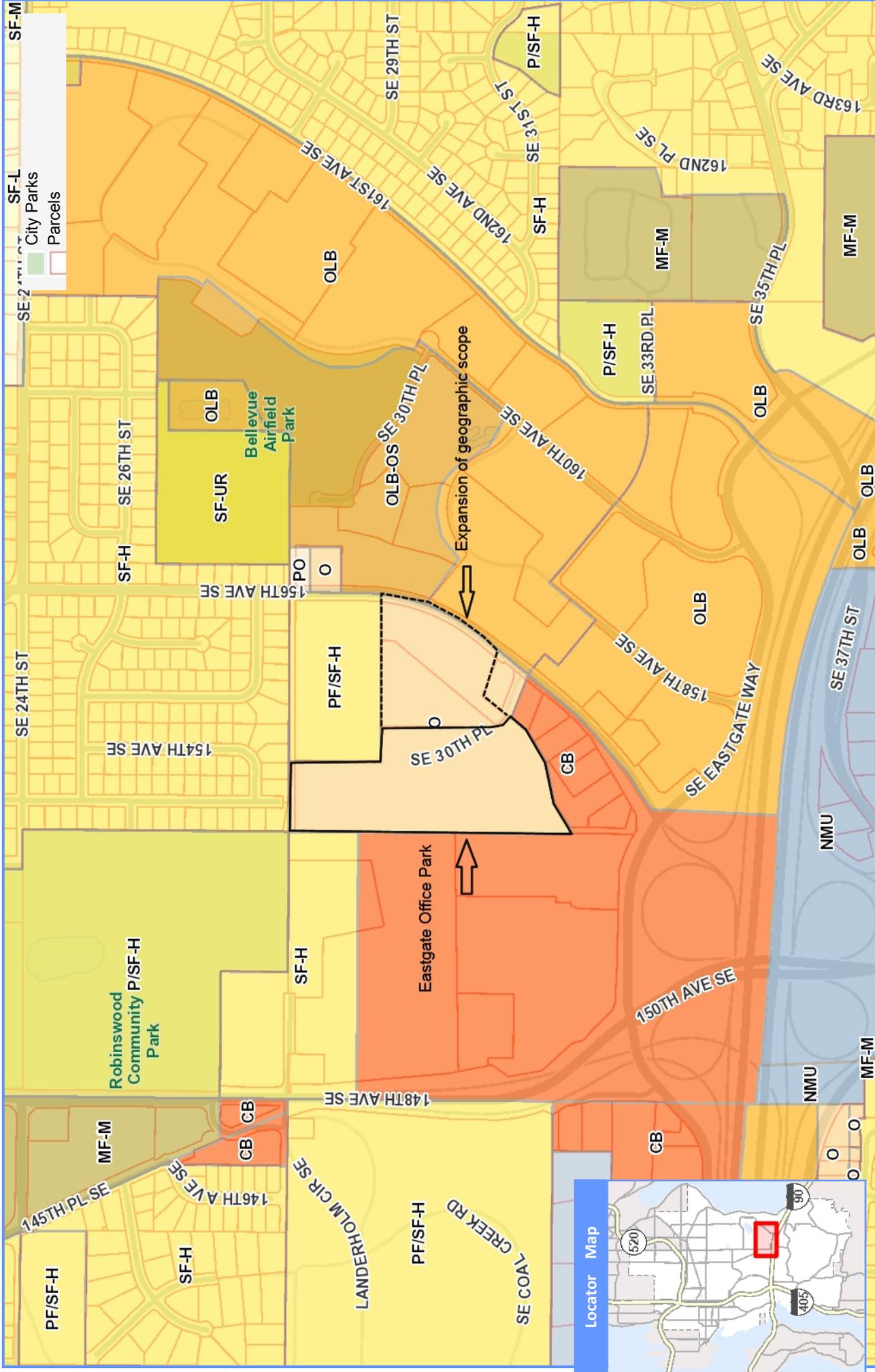
Locator Map



# Naficy geoscopy





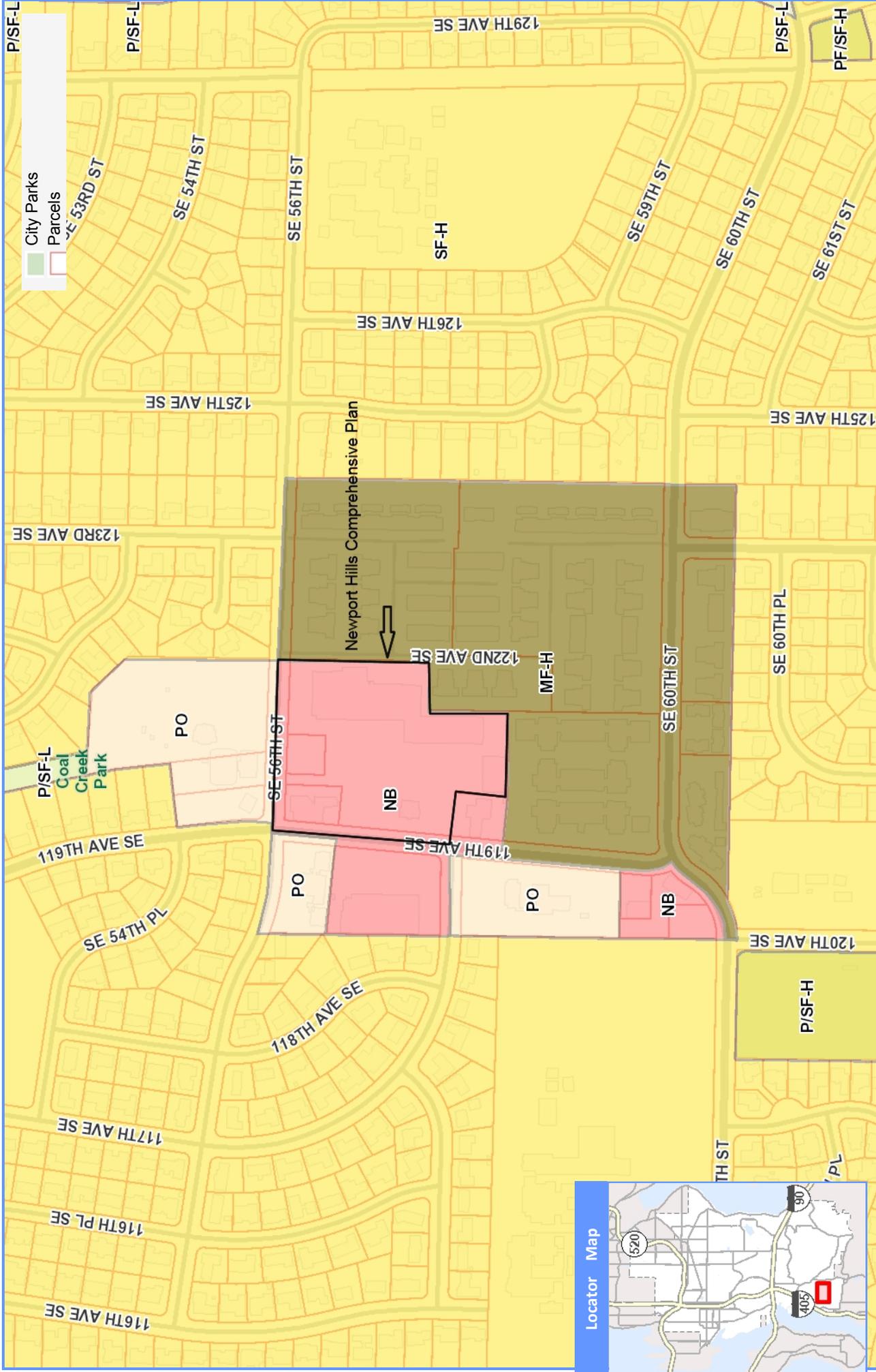


**Eastgate Office Park geoscopying**

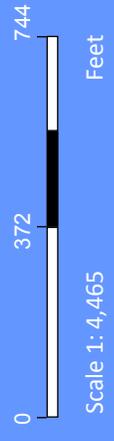
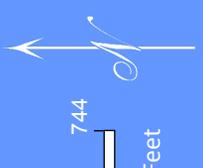


Map Generated on: 02/18/2016

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City Parks  
Parcels



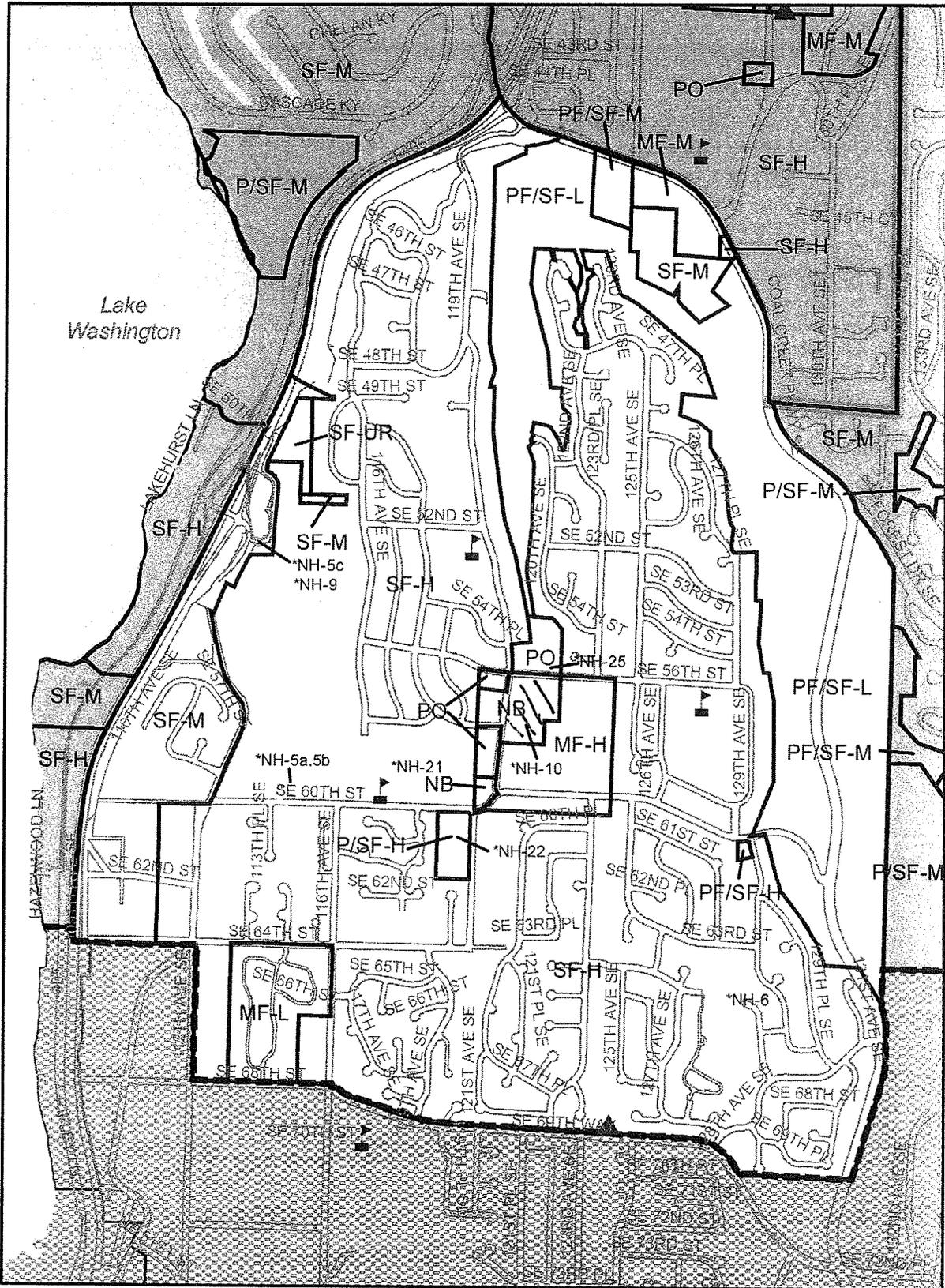
Scale 1: 4,465



Locator Map



# Newport Hills CP CPA



**FIGURE S-NH.1**  
**Newport Hills Land Use Plan**

- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (6/2005)
- Lakes

*property to be resumed*

### **20.30I.140 Threshold Review Decision Criteria**

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and
- B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.30I.130.A.2.d; and
- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and
- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

**LUC 20.50.046 Significantly changed conditions.** Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and
- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or
- H. State law requires, or a decision of a court or administrative agency has directed such a change.

#### **(ii) Consideration of Geographic Scope**

Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly-situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics...

