



Bellevue Planning Commission

Attachment B

A Resolution of the Planning Commission July 14, 2021

2021 Annual Final Review Comprehensive Plan Amendment Recommendation

Northwest Bellevue Neighborhood Area Plan

AYE	NAY	ABSENT	
X			Mohammad Malakoutian, Chair
X			Carolynn Ferris, Vice-chair
X			Vishal Bhargava
X			Karol Brown
		X	Radhika Moolgavkar
X			Anne Morisseau
On the motion of: Commissioner Morisseau			
Seconded by: Commissioner Bhargava			
The following resolution was adopted: Northwest Bellevue Neighborhood Area Plan Final Review Recommendation			

WHEREAS, the Growth Management Act, Chapter 36.70A.010 RCW, states that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state; and

WHEREAS it is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning; and

WHEREAS, Chapter 3.64.070 of the Bellevue City Code (BCC) establishes the powers and duties of the Planning Commission to act in an advisory capacity to the City Council by holding public hearings and conducting studies, performing analyses, and preparing reports requested by the City Council; and

WHEREAS, BCC 3.64.070 also states that the Planning Commission shall review, advise and make recommendations to the City Council on the Comprehensive Plan and other planning documents of the City of Bellevue to determine if the City's plans, goals, policies and land use ordinances and regulations implement the state Growth Management Act and promote orderly and coordinated development within the City; and

WHEREAS, the Planning Commission has conducted Final Review according to Chapter LUC 20.30I of the Land Use Code (LUC) for the **Northwest Bellevue Neighborhood Area Plan** proposed



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Comprehensive Plan amendment, providing for a public participation process, and holding information and review study sessions; and

WHEREAS, the Planning Commission held a Final Review public hearing on July 14, 2021, after the City published legally-required notice of the public hearing on June 17, 2021, and provided the staff recommendation and all materials submitted to the public record; and

WHEREAS the Planning Commission finds that the proposed Comprehensive Plan amendment is consistent with all the Final Review Decision Criteria in LUC 20.30I.150.B.1-5:

20.30I.150 Final Review Decision Criteria

The Planning Commission may recommend, and the City Council may adopt or adopt with modifications an amendment to the Comprehensive Plan if:

- A. There exists obvious technical error in the pertinent Comprehensive Plan provision; or
- B. The following criteria have been met:
 - 1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management Act, and other applicable law; and
 - 2. The proposed amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; and
 - 3. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions;" and
 - 4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and
 - 5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

NOW, THEREFORE, the Planning Commission recommends to the City Council that it adopt the Northwest Bellevue Neighborhood Area Plan (21-100174 AC) amendment to the Comprehensive Plan and that Council assess housing affordability policies in the Northwest Bellevue Neighborhood Area Plan to ensure that they align with and are evaluated in the context of Citywide policies and the vision for the City's Affordable Housing Strategy. The Planning Commission also recommends that two or three additional sub-neighborhoods be identified in the narrative section of the Northwest Bellevue Neighborhood Area Plan and that Council have additional conversation to ensure that the Northwest Bellevue neighborhood policies align with and address safety issues.

Handwritten signature of Mohammad Malakoutian in black ink.

Mohammad Malakoutian, Chair

9-7-2021

Date

Handwritten signature of Thara Johnson in black ink.

Thara Johnson, staff liaison

9-7-2021

Date