



Bellevue Planning Commission

A Resolution of the Planning Commission

June 13, 2018

2018 Annual Threshold Review Comprehensive Plan Amendment
Recommendation and Consideration of Geographic Scoping Site-Specific Amendment

Bellevue Nursery

AYE	NAY	ABSENT	
X			Jeremy Barksdale, Chair
X			John Carlson
		X	John deVadoss
X			Aaron Laing
X			Mohammad Malakoutian
X			Anne Morisseau, Vice Chair
X			Radhika Moolgavkar
On the motion of: Aaron Laing			
Seconded by: Anne Morisseau			
The following resolution was adopted: Bellevue Nursery Threshold Review Recommendation			

WHEREAS, Chapter 36.70A.010 RCW documents state Legislative findings 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 Bellevue City Code 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, perform analyses, and prepare reports requested by the City Council, and shall review, advise and make recommendations to the City Council on the comprehensive plan and other planning documents of the city 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 Threshold Review according to LUC 20.301 for the **Bellevue Nursery CPA (18-103877 AC)** proposed comprehensive plan amendment, providing for a public participation process, and holding information and review study sessions; and
Bellevue Nursery



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WHEREAS, the Planning Commission held a Threshold Review public hearing on June 13, 2018 after the city on May 24, 2018 published notice of the Threshold Review public hearing, and provided the staff recommendation, application, and all materials submitted to the public record; and

WHEREAS the Planning Commission finds that the Bellevue Nursery proposed comprehensive plan amendment is consistent with all the Threshold Review Decision Criteria in LUC 20.30I.140.A-H, emphasizing the following in finding for criteria E. significantly changed conditions: that there was no Growth Management Act at the time of the city's 1953 incorporation; that nurseries were allowed in residential zones in the city after incorporation due to the largely rural nature of the area at the time; that since that time the LUC has been amended to disallow nursery uses in residential zones, making them nonconforming in such zones; and that the effect of this nonconformity represents a significantly changed condition of unanticipated consequences with implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole;

20.30I.140 Threshold Review Decision Criteria

- 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.

and

NOW THEREFORE the Planning Commission recommends to the City Council that the Bellevue Nursery proposed comprehensive plan amendment be approved for inclusion into the 2018 annual Comprehensive Plan Amendment work program.

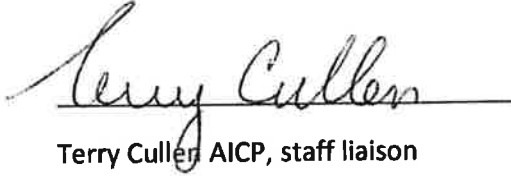


Bellevue Planning Commission


Jeremy Barksdale, Chair

July 8 2018

Date


Terry Cullen, AICP, staff liaison

June 15, 2018

Date

