

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6867

AN ORDINANCE adopting the Newport Neighborhood Area Plan Comprehensive Plan Amendment (24-123870 AC) pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; amending the Factoria Subarea Plan for conformance; providing for severability; and establishing an effective date.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Bellevue on December 6, 1993, as subsequently amended, as required by the Growth Management Act, and pursuant to Chapter 35A.63 RCW; and

WHEREAS, the Growth Management Act authorizes the City of Bellevue to, among other things, amend the Comprehensive Plan on an annual basis; and

WHEREAS, the City Council initiated a proposal to amend the Comprehensive Plan's Volume 2 Newport Hills Subarea Plan with an updated Newport Neighborhood Area Plan; and

WHEREAS, the City used a variety of community engagement methods throughout the development of the Newport Neighborhood Area Plan Comprehensive Plan Amendment (CPA), including virtual events, meetings with neighborhood leaders and groups, tabling at community events, ideas fairs, informational mailers, and email communications, as well as disseminating information in citywide publications; and

WHEREAS, the City held numerous community engagement activities from October to December of 2024, including a virtual kickoff event, thirteen (13) meetings with neighborhood leaders, four (4) presentations to neighborhood groups, two (2) pop-up tabling opportunities at community events, and an in-person ideas fair; and

WHEREAS, the City further engaged community members at various events from January to March of 2025, including a virtual project update event, community events and a public workshop, and three (3) small groups meetings targeted to reach community members that typically do not attend or are unable to attend traditional meetings; and

WHEREAS, the City, with the support of Bellevue's Cultural Outreach team, conducted targeted outreach to reach youth, older adults, foreign-born and non-English-speaking individuals, racial and ethnic minority groups, and renters at small group events; and

WHEREAS, the City hosted engagement activities and provided forums for community engagement from April to June of 2025, including virtual and in-person community office hours, a hybrid virtual/in-person information session, and online opportunities for community members to review and provide comments and ask questions on the draft CPA policies; and

WHEREAS, after providing legally-required notice, the Planning Commission held public meetings and public hearings on the proposed Newport Neighborhood Area Plan CPA and recommended approval to the City Council; and

WHEREAS, the City Council has considered and discussed the proposed annual amendments to the Comprehensive Plan, and the Newport Neighborhood Area Plan CPA was considered concurrently with the 2025 annual Comprehensive Plan amendments; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act, Chapter 43.21C RCW, and the City Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code; and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council's recommended amendments to the Comprehensive Plan's Volume 2 Newport Neighborhood Area Plan, as well as the conformance amendments to the Factoria Subarea Plan, and associated Subarea Plan Maps are hereby adopted.

Section 2. The Newport Neighborhood Area Plan CPA, which includes amendments to the Subarea/Neighborhood Area Plans in Volume 2 of the Comprehensive Plan, is set forth in Attachment A to the October 21, 2025 City Council Agenda Memo for the Newport Neighborhood Area Plan CPA, is adopted by reference into this Ordinance, and has been given Clerk's Receiving No. _____.

Section 3. The City Council finds that the 2025 Newport Neighborhood Area Plan CPA has met the Comprehensive Plan amendment decision criteria contained in Part 20.30I of the Land Use Code (LUC); that the amendment is consistent with the Comprehensive Plan and other goals of the policies of the City; that the amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; that the amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was considered; that if the

proposed amendment is a site-specific amendment, then the subject property is suitable for development in general conformance with adjacent land use, the surrounding development pattern, and with zoning standards under the potential zoning classifications; and that the proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

Section 4. The City Council finds that public notice was provided for all 2025 amendments to the Comprehensive Plan as required by LUC 20.35.400 for Process IV amendments to the Comprehensive Plan.

Section 5. The Comprehensive Plan adopted pursuant to Chapter 35A.63 RCW, to the same extent and in the same respect as the Comprehensive Plan required by the Growth Management Act, is amended consistent with Sections 1 and 2 of this Ordinance. The City may make non-substantive changes and updates to the formatting, color, and pictures in the Comprehensive Plan consistent with best available technology.

Section 6. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 7. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication. This Ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this _____ day of _____, 2025
and signed in authentication of its passage this _____ day of _____, 2025.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Matthew McFarland, Supervising Civil Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____