

CITY COUNCIL REGULAR SESSION

Ordinance adopting the Red Town (18-103926 AC) 2018 amendment to the Comprehensive Plan of the City of Bellevue, pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; and establishing an effective date.

Mac Cummins AICP, Director, 452-6191

Terry Cullen AICP, Comprehensive Planning Manager, 452-4070

Community Development Department

EXECUTIVE SUMMARY

This Ordinance amends the map designation from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR) on the Red Town CPA (18-103926 AC) site at 16425 SE Cougar Mountain Way. The Planning Commission has separately recommended approval of the Red Town amendment in this year's annual CPA work program.

RECOMMENDATION

Move to approve Ordinance No. 6448.

If approved, effective date: 12/20/2018

BACKGROUND/ANALYSIS

To be consistent with past City Council direction, action on the 2018 amendments to the Comprehensive Plan are considered by separate Ordinance. The general Ordinance covers the amending action to the Comprehensive Plan itself.

On November 26, 2018, the City Council studied the Planning Commission's 2018 Final Review recommendations. At that time Councilmembers requested additional information on the Bellevue Nursery, Red Town, Grand Connection, and East Main proposed map and plan amendments, prior to December 10 action. The Comprehensive Plan Amendment Final Review agenda memo presents this information in a single location.

The Ordinances presented under separate agenda items for each proposed amendment reflect November 26 City Council direction to act on one or more of the proposed 2018 amendments. Approval Ordinances are presented for City Dacha LLC, Red Town, and Grand Connection.

POLICY & FISCAL IMPACTS**Policy Impact**Growth Management Act

The Growth Management Act states that proposed amendments or revisions of the comprehensive plans may be considered no more frequently than once per year (with limited exceptions) and that all proposals shall be considered concurrently so that the cumulative effect of the proposals can be

ascertained. The effect of such review is to keep the plan current and relevant. However, a city may adopt amendments under the GMA provisions whenever an emergency exists.

Comprehensive Plan

Should the City amend the Comprehensive Plan to incorporate amendments resulting from the 2018 Comprehensive Plan Amendment work program? Bellevue's annual Comprehensive Plan Amendment work program includes privately-initiated amendment proposals that have advanced into Final Review, and city-initiated amendments by action of the City Council under LUC 20.30I.130. B.1.

Fiscal Impact

Adoption of the 2018 amendments to the Comprehensive Plan sets City policy. Though there is no direct fiscal impact to the adoption of amendments, implementation may influence future decision making and proposed investments. Investments outside of the scope of the current biennial budget may be proposed in future budget processes for Council approval.

OPTIONS

1. Adopt the Ordinance adopting the Red Town (18-103926 AC) 2018 amendment to the Comprehensive Plan of the City of Bellevue, pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

Proposed Ordinance No. 6448

AVAILABLE IN COUNCIL LIBRARY

N/A