



Bellevue Planning Commission

Attachment A

A Resolution of the Planning Commission

November 7, 2018

2018 Annual Final Review Comprehensive Plan Amendment Recommendation

East Main

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: Commissioner Laing			
Seconded by: Commissioner Carlson			
The following resolution was adopted: East Main Final 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



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WHEREAS, the Planning Commission has conducted Final Review according to LUC 20.30I for the **East Main (18-103885 AC)** proposed 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 November 7, 2018 after the city on October 18, 2018 published notice of the Final Review public hearing, and provided the staff recommendation, application, and all materials submitted to the public record;

WHEREAS, the Planning Commission after taking testimony at the Final Review public hearing recommends that the amendments proposed in the Wig Properties document attached with this resolution be incorporated in the comprehensive plan amendment; and

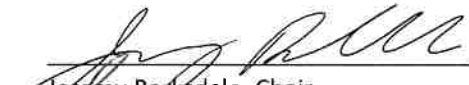
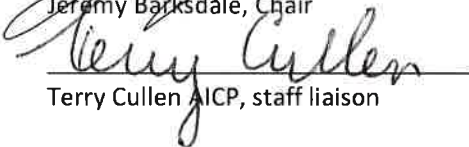
WHEREAS the Planning Commission finds that the proposed amendment is consistent with all the Final Review Decision Criteria in LUC 20.30I.150.B.1-5:

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:

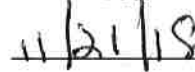
- A. There exists obvious technical error in the pertinent Comprehensive Plan provision; or
- B. The following criteria have been met:
 - 1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management 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 East Main amendment to the Comprehensive Plan.


Jeremy Barksdale, Chair

Terry Cullen AICP, staff liaison

11/21/2018

Date


Date