Bellevue Planning Commission

A Resolution of the Planning Commission
April 24, 2019
2019 Annual Threshold Review Comprehensive Plan Amendment
Recommendation and Consideration of Geographic Scoping Site-Specific Amendment

Bellevue Technology Center

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

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WHEREAS, the Planning Commission has conducted Threshold Review according to LUC 20.30I for the **Bellevue Technology Center (19-104146 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 Threshold Review public hearing on April 24 after the city on April 4, 2019 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 Technology Center proposed comprehensive plan amendment is inconsistent with one or more of the Threshold Review Decision Criteria in LUC 20.30I.140.A-H; and

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.

NOW THEREFORE the Planning Commission recommends to the City Council that the Bellevue Technology Center proposed comprehensive plan amendment not be included in the 2019 annual Comprehensive Plan Amendment work program.

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Jeremy Barksdale, Chair Date

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Terry Cullen AICP, staff liaison Date