

CITY OF BELLEVUE  
BELLEVUE PLANNING COMMISSION  
STUDY SESSION MINUTES

March 14, 2018  
6:30 p.m.

Bellevue City Hall  
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Barksdale, Commissioners Carlson, deVadoss, Malakoutian, Moolgavkar

COMMISSIONERS ABSENT: Commissioners Laing, Morisseau

STAFF PRESENT: Terry Cullen, Department of Planning and Community Development

COUNCIL LIAISON: Mayor Chelminiak

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER  
(6:33 p.m.)

The meeting was called to order at 6:33 p.m. by Chair Barksdale who presided.

2. ROLL CALL  
(6:33 p.m.)

Upon the call of the roll, all Commissioners were present with the exception of Commissioners Laing and Morisseau, both of whom were excused.

3. APPROVAL OF AGENDA  
(6:33 p.m.)

A motion to approve the agenda was made by Commissioner deVadoss. The motion was seconded by Commissioner Carlson and the motion carried unanimously.

4. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS – None  
(6:34 p.m.)

5. STAFF REPORTS  
(6:34 p.m.)

Comprehensive Planning Manager Terry Cullen announced that another East Main transit-oriented development district project walking tour was planned for March 31 from 9:00 a.m. to 10:00 a.m. He noted that Commissioners deVadoss, Malakoutian and Moolgavkar had confirmed they would attend and said anyone else would be welcome to join in.

Mr. Cullen reminded the Commissioners that in April there would be meetings on April 4 and April 25.

6. ORAL AND WRITTEN COMMUNICATIONS  
(6:36 p.m.)

Ms. Nancy Rogers, address not given, spoke as representative of Toll Brothers who are proposing a Comprehensive Plan amendment and rezone for the Newport Hills Shopping Center. She noted that with her were Charles Hare, who works with Toll Brothers in the Seattle area, and her associate attorney Nicole De Leon. She said she would be attending every meeting at which the proposed amendment is to be addressed. The goal of Toll Brothers is to enhance the Newport Hills community through the Comprehensive Plan amendment and rezone and ultimate future site-specific development. Toll Brothers knows from its ongoing outreach and communications that there are both supporters and those who are dismayed. Through the process steps will be taken to ensure everyone has accurate information to evaluate.

Ms. Cheryl Rawlson Wilcox address not given, said she is a resident of the Newport Hills townhomes. She said she did not object to having something done with the Newport Hills Shopping Center. The site is old and needs some refurbishing. She said she attended the townhouse board meeting at which Mr. Harris spoke. No one was completely pleased with the plans as presented. The Newport Hills Shopping Center is the center of the neighborhood. It serves as a gathering place. As planned, the redevelopment would do what it has done to the Lake Hills neighborhood and would get rid of a lot of the community spaces. Having only a fraction of the retail space, and up to 130 units of housing, is not going to maintain the shopping center as a community gathering place. Traffic is a huge concern given that it is already bad.

Commissioner Carlson asked what is at the Newport Hills Shopping Center currently. Ms. Rawlson Wilcox said the shopping center has 60,000 square feet of retail, though some of it is empty. There are several restaurants, including a new pizza and brewery establishment that is very popular, and the baseball cages along with services like hair and nail salons, a tutoring center and a Cross Fit.

Ms. Heidi Dean, 11661 SE 56th Street, noted that the Newport Hills Shopping Center was before the Commission in 2016, though it was with a different developer. She said while the city cannot stop developers from coming forward with new ideas every few years, the city can make it clear what it will and will not consider. For the Newport Hills Shopping Center, the Neighborhood Business zoning is appropriate. The property owner and any potential developer looking at the site should work with that zoning classification. During the Commission's 2017 retreat, Mayor John Stokes stated that the city would not put anything in neighborhoods that the neighborhoods do not want. Something like Neighborhood Mixed Use zoning is complete inappropriate for the site. That zone was developed to complement transit-oriented development and is intended to add density. That simply is not appropriate for a neighborhood with limited ingress and egress options and with very narrow arterial streets. The Toll Brothers request is really subarea planning and has no business being done in a site-specific Comprehensive Plan amendment. The Newport Hills subarea includes more than just the shopping center. The residents have long wanted to see the subarea plan updated, but the Comprehensive Plan amendment process is not the way to get it done.

Ms. Annetta Hagman, 12251 SE 59th Place, said her concern was that there are only two ways to get off the hill, 119th Avenue SE and SE 60th Street. She said she has attended traffic meetings at the Newport Heights elementary school where concerns were raised about nothing being done to the traffic. Many people cut through on 119th Avenue SE instead of using I-405. There is an island at the Newport Heights school and people apparently do not understand they must stop for

both sides, so when the children cross, cars only stop on one side of the road. Newport Heights elementary was completed in 2009 and already has two portable buildings. The Jing Mei elementary school on SE 56th Street is also operating at capacity, and traffic for that school comes up all the way from Coal Creek Parkway. Adding development to the Newport Hills Shopping Center will only make congestion worse.

Ms. Ann Breshear, 5254 116th Avenue SE, agreed with the concerns voiced by the previous speakers. She said the city should do more about letting the neighborhood know what is going on. The signage that has been put up is located in inconspicuous locations, and one sign has blown over in the wind.

Ms. Stephanie Walter, address not given, said she attended a neighborhood planning meeting and was struck by all the work that is done planning for the future. She said many others like her have lived in the area for many years and the future they planned is now. In planning for the future of Newport Hills, the city should keep in mind the people who live there now.

Ms. Linda Haller, 4741 116th Avenue SE, said she knows many residents of Newport Hills are against doing any renovation on the shopping center property. The fact is, however, the shopping center has been deteriorating for years and the current owner is unwilling to invest money in making improvements to it. Continuing down the road will see only continued deterioration of the buildings and eventually the tenants will leave. All possibilities for the site should be considered.

Ms. Pamela Johnson, 3741 122nd Avenue SE, said she hoped the Commission would reach out to all of the neighborhoods. She said the neighbors do not necessarily know what the whole Comprehensive Plan amendment process is about and how it takes a whole year to work through. A sign on the side of the road and a little letter does not make sense to everyone. She said she recently had a conversation with a councilmember from another city who said Bridle Trails was being used as a precedent by their city, particularly the neighborhood aspect of the Comprehensive Plan. She also said she recently read about affordability in New York City and the issue of gentrification. If luxury townhouses are put in the Newport Hills neighborhood, it will cause a conflict by being out of character with the neighborhood. That should be addressed. She said she is for multicultural neighborhoods, but at the same time the neighborhood should not be taken out of the culture it currently has and force it into a different culture.

Mr. Dan Brennan, 5611 118th Avenue SE, said there has been a lot of talk about the character of the shopping center, that it is run down, dilapidated and unused. The current owner has certainly been derelict in terms of upkeep, but he said he is the father of children who use at least half of the shops in the shopping center. He said it is a vibrant and necessary heart of the community. The way the shops have grown organically over time cannot be replicated by tearing everything out, increasing rents substantially, and hoping that people will stay. There are many who see the current shopping center as a vibrant and necessary hub for the community.

Ms. Penny Longhorn, 14907 SE 46th Court, said she has had conversations with local high school representatives. She said Newport high school currently has 1800 students and is the largest high school in the Bellevue School District. It is jammed to the edges. Other high schools, including Bellevue high school, are losing students, in part because of the magnet programs that have been instituted at Sammamish high school. She said she was working at Newport high school when the remodeled portion was opened and heard the students complaining about being overcrowded. The facility was designed to accommodate 1200 students. The impact on the schools should be considered in discussing the proposed Comprehensive Plan amendment.

7. PUBLIC HEARING – None  
(6:59 p.m.)

8. STUDY SESSION  
(6:59 p.m.)

Senior Planner Nicholas Matz reported that the city pays a company to put up signs announcing Comprehensive Plan amendments. For the current round, the process failed and staff are working directly with the sign company to resolve the issues. Noticing is one part of the engagement process, though it is not the sole means by which the public is alerted.

Mr. Matz said there were six privately initiated Comprehensive Plan amendments and two publicly initiated Comprehensive Plan amendments on the docket. He said the two publicly initiated amendments are the Grand Connection, which is a connection between Meydenbauer Bay Park and the Eastside Rail Corridor, the intent of which is to fully integrate it into citywide planning efforts as well as the downtown planning efforts; and East Main study area, in which new designations will be proposed.

Mr. Matz explained that the Comprehensive Plan amendment process is open to any property owner wanting to effect a change in the designation for their properties, and to anyone wanting to see a change to policy language or any aspect of the Comprehensive Plan, which is a continually evolving document. The state requires making amendments to the Comprehensive Plan only once each year, and requires that sufficient time be put into studying and making any changes.

With regard to the privately initiated Comprehensive Plan amendments, Mr. Matz said the City Dacha involves a half-acre site tucked in between the Wilburton Botanical Gardens and Park Highlands on 118th Avenue NE. The owner seeks a change in the designation from Single Family-Low to Multifamily-Medium.

The Bellevue Nursery proposal involves a triangularly shaped parcel south of Fire Station #1 on Bellevue Way and 104th Avenue SE. The site is currently designated for residential and the property owner is seeking a change to Neighborhood Business.

The Red Town Comprehensive Plan amendment relates to a site on Lakemont Boulevard. The three-acre site got left behind in the process of managing all the Lakemont issues in the late 80s and early 90s as the properties came into the city through annexation. The property owner is seeking a change to Single Family-Urban Residential, which allows a density of 7.5 units per acre. While the surrounding density appears to be high, it is actually R-3.5 in the form of a planned unit development, which allows for locating density in certain parts of a site in exchange for keeping other parts of a site open.

The DASH Glendale proposal involves a site that is owned by DASH, an entity that operates affordable housing units. The property owner is seeking to address the unique financing nature of affordable housing in a redevelopment proposal that will allow them to use the Neighborhood Mixed Use designation to redefine how density on the site is measured. The site at 126th Avenue NE and NE 8th Street.

The Jewish Day School, which is located at NE 4th Street at about 160th Avenue NE, is a long-time community asset. The owners of the school are looking to their future, which might involve

not having a school there, and are looking at a residential density that would be consistent with the neighborhoods to the south, east and west, which they believe is Single Family-High.

The Newport Hills Shopping Center Redevelopment Comprehensive Plan amendment is focused on the site at 119th Avenue SE between SE 56th Street and SE 60th Street. The site includes the former bank building and the gas station. The proposal to amend the multifamily designation for the adjacent site to the east on which there are currently townhouses is no longer part of the application, leaving the application to focus solely on the existing Neighborhood Business designation and the desire to pursue an Neighborhood Mixed Use designation. The shopping center property has a 14-foot access easement on the property with the townhomes. Initially the intent was to include that site in the designation. The property owner is working to effect a resolution with the townhome homeowners association, but no agreement has been reached yet.

Mr. Matz reiterated that any property owner, or agent of a property owner, can propose an amendment for a site. Every site-specific or privately initiated Comprehensive Plan amendment is folded into the review process. Non site-specific Comprehensive Plan amendments, which involve concerns or questions about policy language or something general in nature, are reviewed using the same process. There is a charge for site-specific amendment applications but not for non site-specific amendment applications. The procedures and criteria that are codified in the Land Use Code at 20.30I dictate the review process. They guide how amendments are made available, how people are brought into the process, how information is brought to the Commission for study and hearing, and how the information is presented to the Council. The guide outlining the process was last updated in 2016; the guide walks people through the process. Geographic expansion allows for deciding for purposes of the long-range plan if the issues relating to a proposed site-specific amendment should be asked of similarly situated properties; the tool is intended to expand the viewpoint beyond a project development standpoint to the Comprehensive Plan standpoint.

Continuing, Mr. Matz said Bellevue has in place a two-step process. The first step is threshold review and is the process used to determine whether or not a proposed Comprehensive Plan amendment should be considered. Proposals that make it through threshold review are then subjected to the second step, which is final review. During final review, applications are evaluated on their merits weighed against the decision criteria in the Land Use Code.

Applications are allowed to be submitted during a two-month window each year. The window begins on December 1 to January 31. A study session in April will involve a preliminary look at the proposed amendments and the Commission will be asked to evaluate a recommendation relative to geographic scoping and to set a public hearing date. The recommendations of the Commission will be predicated on the information in the individual applications, the staff recommendations, and any and all public comment. The recommendations of the Commission will be carried by the Chair to the Council which in turn will determine which proposals to advance through the work program. The work program, once established, outlines the only work that will be done relative to the Comprehensive Plan for the entire year.

Mr. Matz said the public is encouraged to access all available information regarding each proposal and to engage in the process. The formal process of community outreach and engagement is the Comprehensive Plan amendment process, and the role of the Commission is the foundation of how people engage on questions of long-range use and appropriateness. In addition to the formal opportunities of the hearings and actions before the Commission and the Council, the public is encouraged to engage by attending study sessions, open house events, and accessing information via social media. The city's community engagement lead staff has as one

of his tasks specifically engaging in the Comprehensive Plan amendment process to de-jargonizing and de-bureaucratizing the process, making it clear to the public how their involvement and testimony can make a difference.

Mr. Matz said the decision criteria are qualitative in nature. They are decisions and recommendations that are made based on everyone's expertise and understanding of the legal framework. The Commission must base its recommendation to the Council on the decision criteria, and the Council in turn must base its decision on the same criteria.

The first threshold review decision criteria asks whether a proposed amendment is a matter appropriately addressed through the Comprehensive Plan. An amendment to the Comprehensive Plan is a mechanism by which the city may modify its land use, development or growth policies, and anything that purports to do that is appropriately addressed through the Comprehensive Plan. Amendments cannot be used to direct punitive action elsewhere in operations, such as trying to use policy to restrict or regulate changes in the use of acquired public land that are in conflict with state law or city code. For most site-specific applications, it is fairly straightforward to meet the first threshold review decision criteria.

Mr. Matz said there is a three-year limitation in place for Comprehensive Plan amendments. Should the Council vote no during threshold review or final review on a proposed amendment in 2018, the same amendment will not be allowed to be filed again until 2021. Properties brought into a proposed amendment through geographic scoping are not affected by the three-year rule in threshold review, but if those properties are part of a proposed amendment during final review, should the Council vote no, the geographically scoped properties are also excluded for three years. The practical intent of the rule is to prohibit property owners from making the same application every year. The rule is also the impetus for many to withdraw their applications before a decision is made, avoiding the three-year rule.

The third threshold review decision criteria seeks to weed out policy or land use issues that are more appropriately addressed by an ongoing work program approved by the Council. Currently Planning and Community Development is working on two specific work programs, East Main and Wilburton/Grand Connection, that were approved by the Council. Issues raised by application that are deemed to be more appropriately addressed through those work programs will be recommended not to proceed through the Comprehensive Plan amendment process.

The fourth criteria states that all proposed amendments must be such that they can reasonably be reviewed within the resources and time frame of the annual Comprehensive Plan work program. Some issues raised by the submittal of a Comprehensive Plan amendment might require an environmental impact statement, separately funded studies, and/or take more than one year to review. Amendments of that kind do not typically qualify under the fourth criteria.

Mr. Matz said significantly changed conditions is the focus of the fifth threshold review decision criteria. He explained that essentially the criteria asks whether or not something has changed since the last time the Comprehensive Plan was reviewed, or the last time a site was reviewed, or the last time an issue or policy was raised. The question is answered through a three-part standard: 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. While both simple and complicated, the kicker is where any of those are met, the changes must have implications of a magnitude that they need to be addressed in order for the Comprehensive Plan to function as an integrated whole. There can be changed conditions that do not necessarily require a reaction in that they are an indication of what the

Plan anticipated. The decisions the community has made about the downtown, Bel-Red, Eastgate, and is in the process of being made about Wilburton, will trigger changed conditions, but those changes will have been anticipated by the Plan. The question is whether or not something has happened that the Plan did not anticipate. A case in point is the Eastgate Office Park and the fact that the economic decisions associated with the Eastgate land use and transportation project excluded the site on the thinking that it did not have economic worth to be able to address the question. The property owner came back with the argument that in fact the site should have had more exposure because it was originally included and that the site had been overlooked in the original planning effort.

Expansion of geographic scope is addressed in the sixth decision criteria. The standard is shared characteristics with nearby similarly situated properties. An application involving a commercial property that is surrounded by residential properties will not meet the test. A variety of factors are considered, including whether or not street separates land uses, whether the zoning or land use is similar, and whether or not the subarea plan contemplates more of a neighborhood focus. The expansion must be the minimum necessary to include properties with shared characteristics.

The seventh criteria focuses on consistency with already adopted policies. Any proposed site-specific amendment must be consistent with current general policies in the Plan, and with other policies used to help guide the city's growth, including the Countywide Planning Policies, the Growth Management Act and the Washington Administrative Code. Applications will on occasion include reference to every single policy the applicant believes could potentially apply to their site, and it is the task of staff to weed out the ones that do not apply and to highlight the ones that do. Policy LU-15 calls for providing the potential for a broad range of housing choices to meet the changing needs of the community, so anyone coming in seeking to develop housing on a site is being consistent with the policy. For a site like the Bellevue Technology Center, there are other policies that apply, including S-CR-66 that says Office use as a conditional use is appropriate for the site and that nothing else is, so a proposal to put housing on that site would be inconsistent with existing policy language.

Criteria eight involves a requirement of state law or a decision of a court or administrative agency directing a specific change. The criteria removes the decision from the city. The city's adoption of essential public facilities policies about ten years ago was done because the state said the policies had to be included in the Comprehensive Plan. The criteria is rarely used.

Commissioner deVadoss asked how the Comprehensive Plan amendment process relates to subarea planning. Mr. Matz allowed that while his presentation made no reference to subarea planning, the Land Use Code does. The subarea planning process, when directed by the Council, becomes part of what is called an ongoing work program and it is addressed as a creative in its own right. Subarea planning exercises produce policy recommendations, however, that are then brought back through the Comprehensive Plan amendment process.

Chair Barksdale commented that there are policies that speak to an outcome, such as a land use, and some policies that speak to process, such as outreach. He asked if the Comprehensive Plan amendment process speaks to both. Mr. Matz allowed that it does. The consistency measure applies to any policy, any direction and any intended outcome. Admittedly, outcomes are held by individuals in different ways and thus conclusions regarding whether or not a policy has been met may differ person to person.

Commissioner Malakoutian asked what happens to proposals that cannot be completed within the timeframe of the annual Comprehensive Plan amendment process. Mr. Matz said there are

several paths outlined in the code. The first step is for the Commission to recommend whether or not applications should be moved from threshold review to final review. Applications deemed to not have merit to proceed are simply stopped at that point. Applications can also be moved into a work program, allowing for the time and effort needed to address the issues.

Returning to the issue of significantly changed conditions, Chair Barksdale said he would like staff to bring back to the Commission specific cases to better understand where the boundary has traditionally been. He suggested the key underlying question is to what extent is a change enough of a change to warrant being significant.

Commissioner Carlson said one discussion that has been ongoing by the Commission centers on the question of whether or not a changing economy is tantamount to a significantly changed condition. Some have said yes, others have said no. Mr. Matz agreed that the issue has come up often and said it would be good for the Commissioners to address it directly. While the boilerplate approach suggests not going down that road, reality is often a different story and the Commission looks to see if things have happened that the plan did not anticipate.

Commissioner deVadoss pointed out that the guide is specific in indicating that growth in and of itself does not satisfy the criteria. Mr. Matz said he sees growth from a land use perspective differently from economic growth. Growth is an anticipated response to having capacity to grow, but the economic consequences of land use decisions are not always fully recognized. Several years ago the owner of the Banner Bank site in Bel-Red claimed he had not been granted sufficient FAR in order to have an economic return on investment. The conclusion of the Commission and the Council at that time was that that was not a Comprehensive Plan issue in that it was not something that needed to be addressed in order for the plan to work.

Mayor Chelminiak commented that the two-step process in place in Bellevue is confusing even for the Council in considering the threshold review. The decisions are qualitative not quantitative and are based on whether or not there is something with the Comprehensive Plan that is not working and crying out for change. The Council looks to the Commission to be smart about growth, to think through the pertinent issues, and to provide a recommendation. In a one-step process, the potential exists that simply walking through the door with an application triggers going directly to the merits of the case. Bellevue's history has been to keep the Comprehensive Plan generally intact between the major updates every ten years, and to look at how the city is changing, what policies have changed, and how the Comprehensive Plan should be changed accordingly as property owners or the Council brings things forward. It is admittedly tricky, and even during the threshold review stage most public comments will be focused on the merits, but the Council relies on the Commission take the wider view relative to the Comprehensive Plan.

Chair Barksdale commented that once a proposal makes it past the threshold review stage, many believe there is more of a chance of it making it through final review. Mr. Matz said there are certainly expectations of that sort given that the process is sequential. However, the two steps are indeed separate and final review represents a restart for every application. While the decision criteria may not appear to be much different, there is in fact a significant shift in the focus of the final review decision criteria towards being merit based.

Mr. Cullen said some of the public has the misconception that proposals making it through threshold review are bound to be approved in final review. That is not necessarily the case. Only rarely are transportation impacts looked at in threshold review; proposals that make it out of threshold review into final review are subjected to a full analysis to determine what the transportation impacts will be, and those impacts may be the reason way a proposal fails in final

review.

Commissioner deVadoss commented that the issue of significantly changed circumstances is by definition subjective. Accordingly, no one should expect an algorithm or mathematical model to yield an answer. The Commission needs to accept that. Mr. Matz agreed. He said students being asked to answer an essay question on a test may all use the same basic parts but come to a different conclusion.

Mr. Matz said cities and counties operating under the Growth Management Act must all address the same questions relative to managing growth. The decision criteria used by other cities that use the two-step process vary. Kirkland uses the same words as Bellevue, threshold review and final review, in referring to their process. He said he also asked the Municipal Research and Services Center whether or not there have been any tests of the use of significantly changed conditions in a legal framework, and their response essentially was that given the qualitative and legislative nature of Comprehensive Plan amendments, there has not yet been a legal circumstance in the state that has been ripe enough to test. There is, however, some legal precedent relative to whether or not something has changed significantly enough to warrant a rezone action.

Mr. Matz said not every jurisdiction asks whether it is appropriate to address an issue through the Comprehensive Plan. The available resources question is asked by many other jurisdictions. Significantly changed conditions is not a criteria in Seattle, Kirkland or Redmond. He encouraged the Commissioners to review the code for the city of Covington relative to how they do significantly changed conditions and what they want to think about in asking Comprehensive Plan amendments to meet the test. Geographic scoping is not used commonly by other jurisdictions. Consistency with the Comprehensive Plan, regional policies, state and federal law and court cases is a criterion used by all other jurisdictions. The three-year rule Bellevue has is also used by Seattle, Covington and Redmond.

There are qualitative criteria used by other jurisdictions that are not used by Bellevue, including likely to make a material difference in future city regulatory or funding decisions; addressed in neighborhood plan has been initiated, recently completed or will be initiated in the near future; would correct an inconsistency or make a clarification to the Comprehensive Plan; adversely affects level of service standards; public interest best served by consideration now rather than deferring to later plan or plan amendment process; reflects current widely held values of residents; and timely with respect to other city and community initiatives, and planned public/private development activity.

Answering a question asked by Chair Barksdale about the introductory text to the decision criteria, Mr. Matz said the Commission must find that each of the five criteria are met. A finding that a single one of the decision criteria is not met means the application cannot be approved given the way the code is written. Chair Barksdale asked what preamble wording is used by other cities and Mr. Matz agreed to do the research.

Mr. Cullen noted that it was previously agreed upon by the Commission at a past annual retreat that staff would approach the Commission and ask for input regarding the scoping of projects like the amendments. He said as the process moves forward and questions arise, staff would willingly provide answers. Mr. Matz said the staff report that is required must be finalized three weeks ahead of the public hearing date.

Commissioner Malakoutian asked if the Commissioners are commonly afforded tours of sites

that are the subject of Comprehensive Plan amendments. Mr. Matz said it is not, though he added that staff does provide site photos. He said information regarding each site is readily accessible and he encouraged the Commissioners to visit the sites on their own. Mr. Cullen stressed the need for the Commissioners to be familiar with the context of each plan amendment site by April 25 where the issue of geographic scoping will be on the agenda.

Commissioner Malakoutian asked about the noticing and outreach process and Mr. Matz explained that notice is sent to all properties within 500 feet of the applicant site, and to anyone who asks to be notified. All information shared during public comment is compiled for review by the Commission. The information garnered through open house events and via social media is also shared with the Commission as part of the recommendation.

B. East Main Transit Oriented District Project: Comprehensive Plan Amendments

This item had previously been removed from the agenda and re-scheduled for the March 28, 2018 Planning Commission meeting.

9. OTHER BUSINESS

Mr. Cullen said the Commission's two June meetings will address the public hearing for the threshold review of the six privately initiated Comprehensive Plan amendments. The amendments will be broken up into two groups of three. July will also be a busy month given that the East Main Comprehensive Plan amendment and Land Use Code amendment will be before the Commission. The intent is to have the code amendment completed and ready for the overall public hearing in October. The final review public hearings will be split into three separate meetings, two meetings in October and one in November. Extra meetings will be scheduled if needed to meet the deadline for delivery to the Council.

10. APPROVAL OF MINUTES – None

11. CONTINUED ORAL COMMUNICATIONS

Ms. Heidi Dean, 11661 SE 56th Street, referenced the comment made by Ms. Haller during oral communications, namely the fact that some who live down the hill in Lake Heights are under the belief that residents of Newport Hills are not in favor of any change at the shopping center. She said that is patently untrue and no one wants the shopping center to remain exactly as it is. Everyone would love to see it look better and would love to see more businesses locate there. The neighborhood is once again seeing families buying homes being vacated by empty nesters and retirees, so there is an increasing need for services. The problem is that what has been presented relative to redevelopment of the site in the past have focused more on infill housing. The neighborhood has fought diligently to preserve the neighborhood and to preserve the businesses that are in the shopping center.

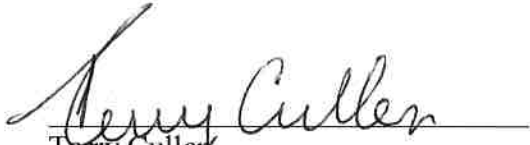
Ms. Karen Morris, 15788 NE 4th Street, said the neighborhood knew nothing about the proposed changes to the Jewish Day School prior to the notice board being posted. The neighborhood is continuing to gather information. Some questions and concerns have been identified and the hope is that they will be addressed in due course.

12. ADJOURN

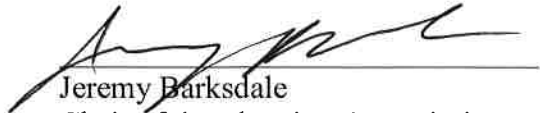
A motion to adjourn was made by Commissioner Carlson. The motion was seconded by

Commissioner Malakoutian and the motion carried unanimously.

Chair Barksdale adjourned the meeting at 8:31 p.m.

  
Terry Cullen  
Staff to the Planning Commission

4/26/18  
Date

  
Jeremy Barksdale  
Chair of the Planning Commission

4/25/18  
Date

