



SUBJECT: 2008 Annual Comprehensive Plan Amendments

DATE: November 13, 2008

TO: Chair Orrico  
Bellevue Planning Commission

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SUBJECT: 2008 Annual Comprehensive Plan Amendments (CPA)

## **INTRODUCTION**

On November 19, 2008, the Planning Commission will hold public hearings and be asked to make recommendations on the 2008 Comprehensive Plan Amendments.

The 2008 annual CPA Work Program consists of a mix of three site-specific and policy (or non site-specific) CPAs:

- Sambica (*site-specific*)
- Coal Creek Urban Growth Boundary (*n/a*)
- Pedestrian-Bicycle Transportation Facilities Plan Update (*policy*)

## **PLANNING COMMISSION ACTION**

Planning Commissioners will hold a public hearing for each CPA and make Final Review recommendations. We request that you conduct and close each public hearing, discuss each proposal, ask questions of staff and reach a recommendation.

Sample motion language (for reference): I move to recommend Final Review *adoption/denial* of the [*named*] CPA proposal for the 2008 Annual Comprehensive Plan Amendment process as outlined in the staff report.

Comprehensive Plan Amendment Final Review action produces Commission recommendations for the annual CPA work program. This 2008 work program consists of four steps:

1. Planning Commission study sessions and public hearing to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (spring-summer '07);
2. City Council action on Planning Commission recommendations to establish the annual work program (September '08);
3. Planning Commission study sessions and public hearings to consider and recommend on proposed Comprehensive Plan Amendments (fall '08); and
4. City Council action on Planning Commission recommendations to adopt CPAs (winter '09).

**ATTACHMENTS**

1. 2008 CPA Work Program Table
2. Final Review Decision Criteria

## ATTACHMENT 1

### 2008 Comprehensive Plan Amendment Work Program

Amendment name <i>application number</i>	Proposal <i>Subarea</i>
Sambica <i>08-103705 AC</i>	<ul style="list-style-type: none"> <li>• Amend the Glossary of the Comprehensive Plan with a new definition for “Camp and Conference Center”</li> <li>• Amend the Newcastle Subarea Map designation on multiple, same-owner parcels known as Sambica and generally located at 4114 West Lake Sammamish Parkway SE to a new designation of Camp and Conference Center (CCC) from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium)</li> <li>• Delete the Subarea Planning District “A” boundary and text references to it</li> <li>• Amend Newcastle Subarea policies S-NC-10, S-NC-10a and S-NC-10b with new text articulating the intended uses and review processes for redevelopment of Sambica under a CCC designation.</li> </ul> <p style="text-align: center;"><i>Newcastle</i></p>
Coal Creek UGB <i>08-109519 AC</i>	<ul style="list-style-type: none"> <li>• Include all of the City of Bellevue’s unincorporated Coal Creek Natural Area Park entirely within the urban area;</li> <li>• Include the unincorporated area of the park within Bellevue’s Potential Annexation Area (PAA);</li> <li>• Include the unincorporated area of the park entirely within the Newcastle Subarea;</li> <li>• Establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation, consistent with the city’s practice for designating park areas.</li> </ul> <p style="text-align: center;"><i>Newcastle/Factoria</i></p>
Ped-Bike Transportation Plan Update <i>07-123138 AC</i>	<p>Amend the Transportation; Urban Design; and Parks, Open Space, and Recreation Elements; and the Pedestrian and Bicycle Transportation Facility Plan (Ped/Bike TFP) of the Comprehensive Plan. The Pedestrian and Bicycle Update proposes amendments to existing policies and the addition of new policies to ensure the Plan realizes the overall vision of a robust, integrated non-motorized network, including:</p> <ul style="list-style-type: none"> <li>• Amend existing Policies TR-14, TR-25, TR-26, TR-43, TR-46, TR-54, TR-55, TR-70, TR-79, TR-85, TR-94, and TR-98 and add a Goal statement to the Pedestrian and Bicycle Transportation System section</li> <li>• Replace Figure TR-11 (Pedestrian System) and Figure TR-12 (Bicycle System) in the Transportation Element with new network maps</li> <li>• Amend Policy UD-53 of the Urban Design Element articulating the overall vision of implementing the Mountains-to-Sound Greenway concept</li> <li>• Amend Policy PA-21 of the Parks, Open Space and Recreation Element to make specific reference to the Burlington Northern Santa Fe (BNSF) trail system</li> <li>• Amend existing policies and add new policies in the Pedestrian and Bicycle Transportation Facility Plan to update the overall vision of realizing a robust, integrated non-motorized network</li> <li>• Amend the project list and maps in the Pedestrian and Bicycle Transportation Facility Plan to ensure the plan update responds to current transportation needs</li> </ul> <p style="text-align: center;"><i>citywide</i></p>

## ATTACHMENT 2

### **20.301.150 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.