



## **CITY OF KIRKLAND**

**Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225**

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### **MEMORANDUM**

**To: Planning Commission**

**From: Janice Soloff, AICP, Senior Planner  
Paul Stewart, AICP, Deputy Director**

**Date: March 18, 2009**

**Subject: 2009 THRESHOLD DETERMINATION OF PRIVATE AMENDMENT  
REQUESTS FOR AMENDING THE COMPREHENSIVE PLAN AND  
ZONING CODE: PLAZA AT YARROW BAY OFFICE DEVELOPMENT,  
FILE ZON07-00018, AND BRIDLE TRAILS SHOPPING CENTER,  
FILE ZON09-00004**

#### **I. INTRODUCTION:**

- Review the two private amendment requests and make a Threshold Determination recommendation to the City Council. The City Council will consider the requests and the Planning Commission recommendation at their April 21, 2009 meeting (see Attachments 1 and 2). Requests that satisfy the Threshold Determination criteria will be eligible for the Study Stage.
- In the past years, the Planning Commission has conducted its Threshold Determination meeting by generally following these steps:
  - Individuals with private requests who wish to speak sign up on the sign-in sheet at the beginning of the meeting.
  - Staff makes a brief presentation.
  - The Chair calls each person with a private request in the order found on the sign up sheet.
  - Members of the public are then allowed to comment on the request.
  - The Planning Commission asks questions of each applicant, reviews the request by going through the criteria sheet provided, has a discussion on each request and then, by motion, makes a recommendation to the City Council.
- If the Planning Commission recommends either PAR for the Study Stage, provide direction to staff on any additional information that the Planning Commission would like staff to include at the future study sessions and public hearing. Additional

information could include existing conditions, traffic information, urban design or economic studies, or public participation process options.

- Staff recommends both private amendment requests be deferred to the neighborhood plan update process:
  1. Plaza at Yarrow Bay: Consider as part of the Lakeview Neighborhood Plan update that is recommended for start this year (2009-2010). (Attachment 1)
  2. Bridle Trails Shopping Center: Defer to the Bridle Trails and South Rose Hill Neighborhood Plan update scheduled for 2012-2013. (Attachment 2)

## **II. BACKGROUND:**

### **A. Private Amendment Request versus Neighborhood Plan**

Individual property owners have two ways for amendments to be considered to the Comprehensive Plan, Zoning Code and Zoning Map:

1. As part of the applicable neighborhood plan update (see Attachment 3 for the most current update schedule – this schedule is subject to change with the annual adoption of the Planning Work Program discussed in February).
2. As a formal Private Amendment Request process that could be part of the broader Comprehensive Plan update process initiated by the City.

Concerning the second option to amend the Plan, every other year the City accepts applications from private parties. Any individual, neighborhood organization or other group may submit requests. The request may include related amendments to the Zoning Code or Zoning Map. The deadline for accepting 2009 private amendment requests was December 1, 2008.

In the past, only a few private requests have been selected for further study each year because the study process is time-intensive and, in some cases, warrant more public involvement than is typical of City-initiated amendments. Private amendment requests usually involve changes to land use and zoning or regulations, making them more complex and sometimes controversial to adjacent neighbors.

The public notice requirement for the includes a public notice sign placed on the property and a notice in the newspaper as well as notice to surrounding property owners prior to the public hearing. The City does provide courtesy notices to the neighborhood associations and the Chamber of Commerce along with information on the City's web site and as handouts at City Hall.

Neighborhood plan updates, by contrast, provide extensive public notice and involve the neighborhood associations, the Chamber of Commerce and residences. The update process may include citizen advisory committees, open houses, numerous study sessions, and mailings to affected properties. This heightened level of community involvement makes the neighborhood plan update process an effective forum for the review of more complex and controversial land use changes. However, the disadvantage for those wishing to make changes to their properties through the neighborhood plan process is that, in the past, the process takes 1½ to 2 years to complete. Staff will be exploring methods to speed up this process with the Planning Commission.

## **B. Private Amendment Request Process**

Chapter 140 KZC establishes a two-stage process for the review of these requests. Stage 1 consists of a “Threshold Determination” process that determines eligibility of each request for further consideration. Stage 1 does not require a full weighing of the merits of the request or a decision or recommendation on whether the request should be ultimately approved. The purpose of this stage is solely to determine whether a request is eligible to continue to Stage 2. Requests that do not meet the Threshold Determination criteria do not proceed to Stage 2.

The 6 criteria found in Chapter 140 provide guidance for selecting those requests that should be considered now and not deferred to the associated neighborhood plan update process. The criteria are listed and discussed with each request below in Section III and provided in Attachment 3.

Stage 2 entails a full analysis and public review of each request that was determined through stage one as eligible for consideration. Stage 2 consists of a “Study” process that includes public notice, preparation of staff analysis and optional draft amendments to the Plan, Zoning Code and/or Zoning Map, review of additional criteria, a public hearing before the Planning Commission leading to a recommendation to the City Council, and final action by the City Council. The City Council approves or denies each request generally as part of adoption of the annual City-initiated amendments to the Plan. Depending on available staff resources and the current work program, some requests may be deferred for study to the following year.

When a request is made to change the land use or increase density on one property and the circumstances are the same for other neighboring properties, it may be appropriate for the City to expand the study area because broader changes should be made. In some circumstances, an expanded study area is more time consuming and has more complex issues, and thus is often better handled as part of a neighborhood plan update.

### **III. 2009 PRIVATE AMENDMENT REQUESTS AND STAFF RECOMMENDATION:**

Below is a brief description of each private amendment request in relation to the Threshold Determination criteria.

Keep in mind that the Planning Commission is not being asked to recommend approval or denial of each request, but only whether the request merits further consideration, based on the criteria. In either case, in order to be selected for further consideration, the proposal must satisfy criteria "i" and either criteria "ii" or "iii".

#### **A. Staff Recommendation-Defer to the Associated Neighborhood Plans**

Based on the threshold criteria staff recommends the following requests be deferred to the associated neighborhood plan update project such as the Lakeview Neighborhood Plan update scheduled this year in 2009-2010 and the Bridle Trails and South Rose Hill Plan update in 2012-2013.

##### **1. Plaza at Yarrow Bay, File ZON07-00018, (Attachment 1):**

- a. Request: This private amendment request is a carryover from the 2007 PAR cycle. At that time the Planning Commission recommended it be incorporated into the Lakeview Neighborhood which was scheduled to begin in 2008. In July 2007, City Council determined the request should be deferred to the Lakeview Neighborhood Plan which was delayed in 2008 because of work program priorities and staff resources. At that time the applicant had stated that if the neighborhood plan did not move forward in a timely manner he would request that the PAR be considered independent of the neighborhood plan.

The PAR request is to change the Comprehensive Plan and Zoning Code text to allow a wider range of commercial uses such as retail, restaurant, bank, hotel, and to reduce the required minimum lot size and setbacks, and reduce the review process. The site is located at 10210, 10220 and 10230 NE Points Drive and 3927 and 3933 Lake Washington Blvd in the Planned Area 3A zone of the Lakeview Neighborhood (see Attachment 1).

The applicant currently has a Process IIB zoning permit application (ZON08-00017) in review for a Planned Unit Development to add a new four story office building with underground parking located within the surface parking lot of the office park development. The proposal includes a request for a reduced wetland buffer from 100 feet to 67 feet with buffer enhancement, to reduce the number of required parking stalls, and

to omit a fence next to the park as part of the land use buffering requirement.

In the 1980's a Planned Unit Development (PUD) was approved for the site that resulted in construction of 5 office buildings totaling 278,000 square feet in PLA 3A and 52 multifamily units in PLA 2. Public benefits included dedication of Yarrow Creek and its buffer, a public trail system completed in PLA 2, creation of a public viewing interpretive area and the day lighting of a piped section of Yarrow Creek.

Prior to development, the overall PUD did contain over 15 acres. Following dedication of much of the now Yarrow Bay Wetland Park as a public benefit, the office complex property now contains only 8.42 acres. The minimum lot size in the Zoning Code for any development or changes to the site is 15 acres.

To the east is Lake Washington Blvd. To the north is an office building also in the PLA 3A zone. To the south is Points Drive and I-520. To the west is the multi-family complex that was part of the original PUD.

b. Relation to Criteria: The following summarizes staff's analysis of this request with the applicable criteria. The applicant's response to the criteria is contained in Attachment 1.

i. The City has the resources, including staff and budget, necessary to review the proposal.

If the Planning Department maintains the current staff level and the Planning Commission chooses to prioritize the Lakeview Neighborhood Plan update, the PAR request could be incorporated into the neighborhood planning process.

ii. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

There does not appear to be an inconsistency with the Comprehensive Plan, but there is a problem with the Zoning Code regulations. The regulations, created before the PUD site developed and a substantial area was dedicated to the City for the Yarrow Bay Wetlands Park, require a 15 acre minimum lot size for property next to NE Points Drive. The properties no longer contain 15 acres and thus cannot be further developed because of the minimum lot area requirement. The minimum lot size requirement next to NE

Points Drive should be reduced to the same as required along Lake Washington Blvd which is 7200 square feet.

iii. All of the following:

1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and

The Land Use Element classifies the area as the Yarrow Bay Business District serving a sub regional market and local community. Policy LU-5.7 recommends providing supporting retail uses, restaurants to the existing office development in the area. The proposal demonstrates a strong potential to serve the public interest by implementing the Economic Development Element Policy ED-3.3 to “encourage infill and redevelopment of existing commercial areas consistent with the role of each commercial area.” In addition, the Plan contains several policies that support compact mixed use developments to reduce vehicle trips and other benefits, including the Land Use Element Goal LU-2 to “promote a compact land use pattern to minimize energy and service costs and conserve natural resources.”

2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process; and

The Lakeview Neighborhood Plan update is scheduled to start in summer of 2009. The PAR request has already been deferred once and should be considered as part of the upcoming neighborhood plan. Studying the request for expanded uses would also be timely with the applicant’s pending development permit to add the new building.

- a. The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two years); and

The Lakeview Neighborhood Plan was last updated in September 1985.

- b. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).

The proposal is located in the Lakeview Neighborhood Plan scheduled to start this year.

- c. Conclusions: Staff recommends deferring the PAR request to the Lakeview Neighborhood Plan update project which could begin this summer.
- 2. Bridle Trails Shopping Center, File ZON9-00004, (Attachment 2):**

- a. Request: Property owners of several parcels within the Bridle Trails Shopping Center, Totem Bowl Investment and the Joshua Green Corporation, request a Comprehensive Plan and Zoning Code amendment to the BCX zone to allow mixed use development of an urban village concept similar to Juanita Village. The applicant's request increased building height, increased density and relaxed parking standards to promote pedestrian oriented development (see Attachment 2). The property owners believe the existing zoning would not allow redevelopment of the property to its highest and best use.

The property is located on the corner of NE 70<sup>th</sup> ST and 132<sup>nd</sup> Avenue NE. To the west is a three story multi-family development zoned RM 3.6. To the north across the street is BN (1) zone. To the east is Redmond city limits. To the south are the PR 3.6 and RM 3.6 zones.

Two other parcels are located adjacent to the shopping center (ARCO and Wells Fargo Bank) and also in the BCX zone. Staff has notified the two property owners of the PAR request and recommends including these two parcels in the study area.

- b. Relation to Criteria: The following summarizes staff's analysis of this request with the applicable criteria. The applicant's response to the criteria is contained in Attachment 2.
  - i. The City has the resources, including staff and budget, necessary to review the proposal.

The City does not have the resources to study the PAR this year and therefore, staff recommends deferring the request to the Bridle Trails and South Rose Hill Neighborhood Plan update scheduled for 2012-2013 (see Attachment 3).

Whether the Planning Commission chooses to study the PAR request ahead of the neighborhood plan or as part of the neighborhood plan, staff recommends the applicants work closely with the surrounding neighborhood to identify potential neighborhood concerns and alternative designs for redevelopment of the shopping center.

- ii. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

There does not appear to be an inconsistency with the Comprehensive Plan and current BCX zoning. The Bridle Trails shopping center is the only remaining BCX zone within the City. The other BC zone is the Houghton Shopping Center.

The applicants request increased height above 30' with no specific number of stories stated. The current BCX zone does allow consideration of an increase in height above 30 feet through a Process IIA zoning permit. The applicants request higher density housing with an affordable housing component, however, no units per acre figures are mentioned. Current BCX zoning does not limit the housing density, only what is allowed based on the building footprint for the ground floor use.

- iii. All of the following:
  1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; and

The Bridle Trails Shopping Center is designated as a Neighborhood Center in the Comprehensive Plan. By definition neighborhood centers provide a mix of commercial uses that support the everyday needs of the surrounding neighborhood and may include upper story residential. Land Use Element LU-5.8 encourages the Bridle Trails commercial center to serve the surrounding neighborhood, provide gathering places and enhance physical connections from commercial uses to the neighborhood. The proposal supports Framework Goal FG-3 to maintain vibrant a stable residential neighborhoods and mixed use development with housing for a diverse income groups, age groups and lifestyles.

The applicants have stated they would be open to including affordable housing as a component of redevelopment of the center which supports Housing Element Goal H-2 to promote the creation of affordable and a diversity of housing.

The proposal demonstrates a strong potential to serve the public interest by implementing Framework Goal FG-4 to “promote a strong and diverse economy”. The Economic Development Element Policy ED-3.3 “encourages infill and redevelopment of existing commercial areas consistent with the role of each commercial area.” Economic Development Policy ED-3.5 “encourages mixed use development within commercial areas”. In addition, the Plan contains several policies that support compact mixed use developments to reduce vehicle trips and other benefits, including the Land Use Element Goal LU-2 to “promote a compact land use pattern to minimize energy and service costs and conserve natural resources.”

2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process; and

The Bridle Trails and South Rose Hill Neighborhood Plan update are scheduled for update in 2012-2013. Because the shopping center is surrounded by largely a residential area and the only other commercial center in the neighborhood outside the NE 85<sup>th</sup> Street corridor, it is likely that the PAR request would result in high public interest. The public would be served by considering the alternatives for a mixed use neighborhood center as part of the neighborhood plan update.

- a. The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two years); and

The last time the Bridle Trails Neighborhood Plan was updated was 1986. The South Rose Hill Neighborhood Plan was partially updated in 1991. The NE 85th Street Subarea Plan adopted in 2001 overlays the commercial and multi-family zoned property located in the northern portion of the SRH Neighborhood.

Commercial and multi-family properties located along the south side of NE 85<sup>th</sup> Street were included in the code amendments adopted in 2006 leaving the remaining perimeter neighborhood areas in need of an update.

- b. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).

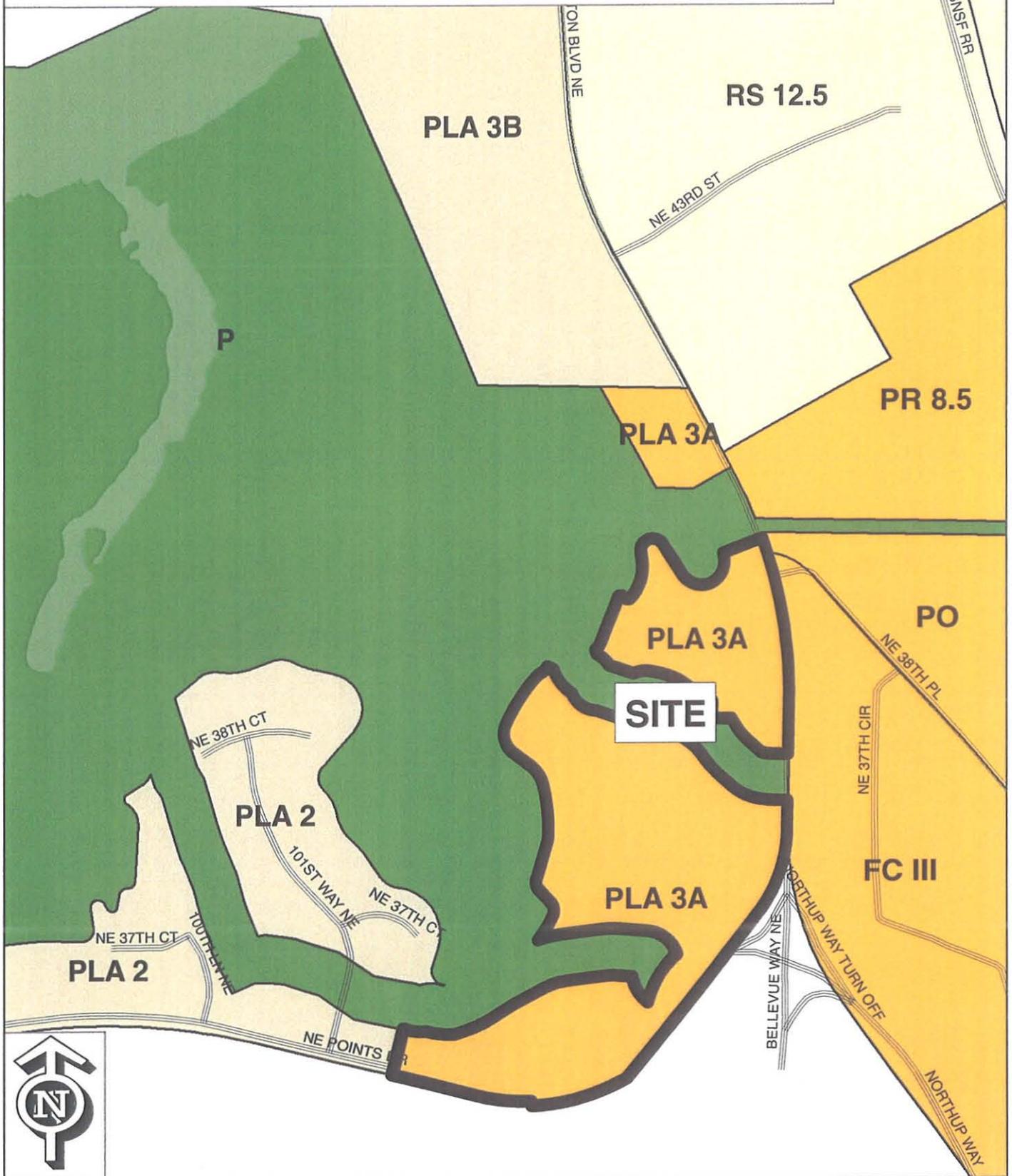
The update to the Bridle Trails and South Rose Hill Neighborhood Plans are scheduled to start in 2012-2013.

- c. Conclusions: The Planning Commission has the authority to recommend to the City Council, the long range planning work program priorities for 2009. Staff recommends deferring this PAR request to the Bridle Trails/South Rose Hill Neighborhood Plans update scheduled for 2012-2013. The applicant could do some early work meeting with the surrounding community to identify potential issues or concerns and redevelopment concepts that would be supported by the community.

Attachments:

1. Materials relating to the Plaza at Yarrow Bay Request
2. Materials relating to the Bridle Trails Shopping Center and Totem Bowl Request
3. Current Neighborhood Plan Update Schedule (February 2009)

**Plaza at Yarrow Bay Private Amendment Request  
ZON07-00018  
10210, 10220, and 10230 NE Points Drive and  
3927 and 3933 Lake Washington Blvd**





**CITY OF KIRKLAND  
PLANNING AND COMMUNITY DEVELOPMENT**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
www.ci.kirkland.wa.us

**APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT**

*Directions: You may use this form or answer questions on separate pages.*

Applicant Name HAL Real Estate Investments Inc.  
Address 2025 First Avenue, Suite 700 Seattle, WA 98121  
Telephone 206-448-5080 contact: Keith Macellum 206-839-9867  
Property owner (if different than the applicant)  
Property Owner Name The Plaza at Yarrow Bay, Inc.  
Address (same as above)  
Telephone \_\_\_\_\_

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

A. Description of Proposal:

Add permitted uses, revise some land use regulations such as minimum lot size, setbacks and the like, allow minor increases in building area per code (as opposed to per original approval), allow shared-use parking

B. Description, address, and map of property affected by the proposal:

(see attached)

C. Description of the specific reasons for making the proposal:

Existing conditions have changed since last Comprehensive Plan update, including Linbrook Office Park becoming an office condominium instead of redeveloping as a large office building previously approved.

D. Description of how the proposed amendment relates to the following criteria:

1. The City has the resources, including staff and budget, necessary to review the proposal.

The City is the best judge of whether it has the necessary resources.

- The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

*The proposal is generally consistent with the Comprehensive Plan except for allowing limited commercial activities in the northwest quadrant of the Lake Wash. Blvd/SR 520 interchange beyond those allowed*

- The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process

*The proposal would allow more environmentally/pedestrian oriented development to activate a community neighborhood center*

- The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two years).

*The last review of the Lakeview Comprehensive Plan was 1985.*

- The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).

*The Lakeview area was originally scheduled for 2009 but may be delayed for many years because of annexation work load.*

- The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

*The proposal would generally be consistent with the Comprehensive Plan but should be clarified to include the requested changes.*

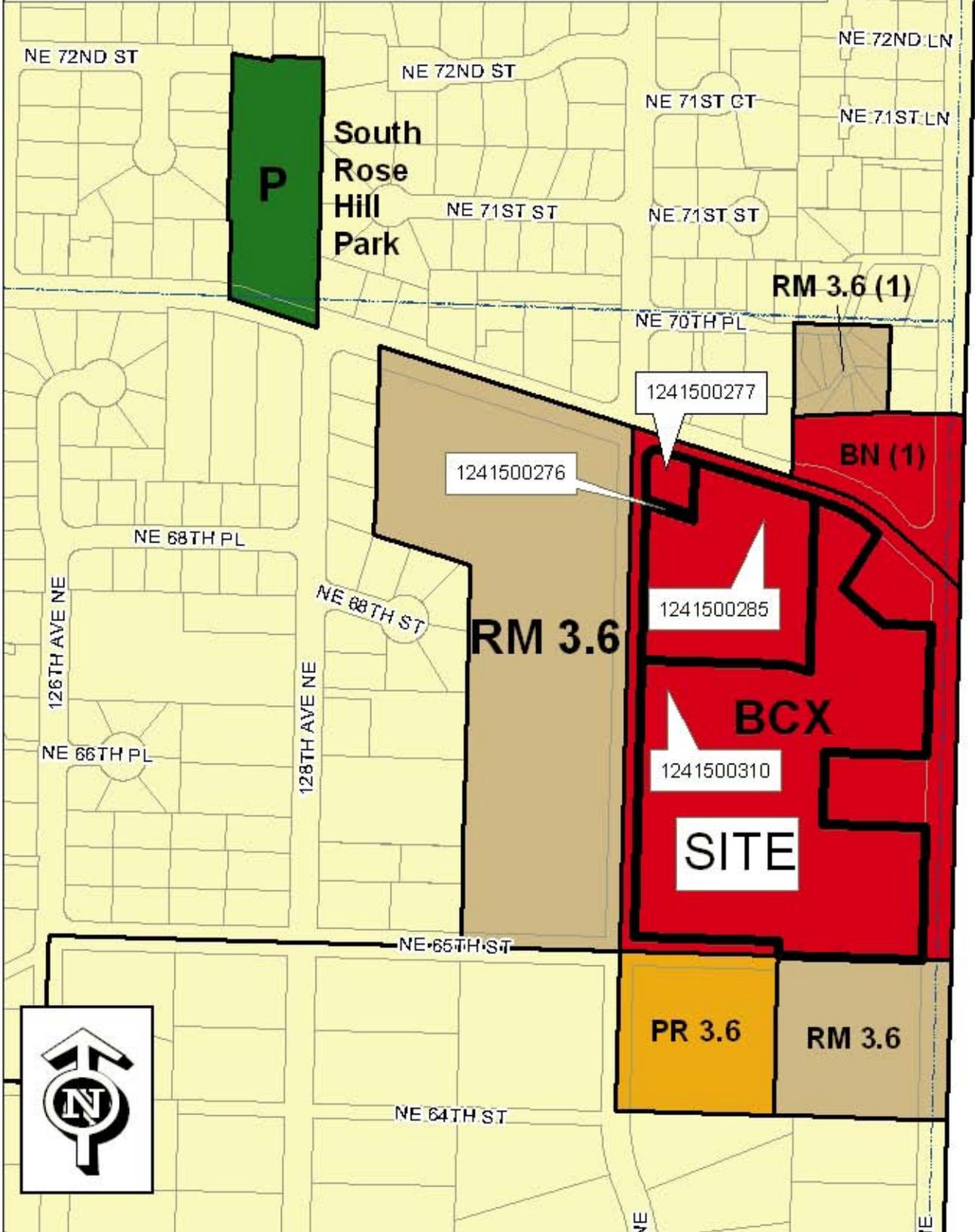
E. Property owner signature.

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. fill out the attached Affidavit of service that this has been done.*

Name – sign: *Dyna Belant* *President, The Plaza at Yarrow Bay, Inc.*  
 Name – print: \_\_\_\_\_  
 Address: *HAL Real Estate Investments Inc.*  
*2025 First Avenue, Suite 700 Seattle, WA 9821*  
 Telephone: *206-448-5080*



# Totem Bowl/Bridal Trails Shopping Center Private Amendment Request ZON 09-00004 65XX 132nd Ave NE



2009-00004  
**RECEIVED**  
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AM 4:30 PM  
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BY CPG

**CITY OF KIRKLAND  
PLANNING AND COMMUNITY DEVELOPMENT  
123 Fifth Avenue, Kirkland, WA 98033  
425.587.3225  
www.ci.kirkland.wa.us**

**APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN,  
ZONING CODE AND ZONING MAP**

*Directions: You may use this form or answer questions on separate pages.*

**I. CONTACT INFORMATION:**

- A. Applicant Names: Totem Bowl Investment  
Don Wells – President  
  
Joshua Green Corporation  
Stan McCammon, President and CEO
- B. Mailing Addresses: Totem Bowl Investment  
13033 N.E. 70<sup>th</sup> PL., Kirkland, WA. 98033  
  
Joshua Green Corporation  
1402 Third Avenue, Suite 201  
P.O. Box 21829  
Seattle, WA 98111-3829
- C. Telephone Numbers: Totem Bowl Investment: 206-818-6688  
Joshua Green Corporation: 206-233-1914
- D. Email Addresses: Totem Bowl Investment: thevelomann@msn.com,  
jimib@techcitybowl.com  
  
Joshua Green Corporation: helenw@joshuagreencorp.com
- E. Property Owner Name: same  
(if different than applicant)
- F. Mailing Address: same as above
- G. Telephone Number: same as above
- F. Email Address: same as above

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand-deliver a copy of this completed application to all affected property owners. Complete the attached Affidavit of Service that this has been done.*

**Framework Goal #2 (FG-2), Support a strong sense of community, is supported by allowing development which establishes a self-contained community with a mix of residential, retail, services, and activities.**

**FG-3, Maintain vibrant and stable residential neighborhoods and mixed-use development with housing for diverse income groups, age groups and lifestyles, is accomplished by encouraging mixed use development in this area of the City. The Bridle Trails area has a more limited supply of affordable housing options such as apartments and condominiums. The area also has limited opportunity for creating an urban, pedestrian oriented development, which is a concept which appeals to a wide mix of people.**

**FG-4, Promote a strong and diverse economy. This goal identifies Bridle Trails as a significant business node a status which would be furthered by encouraging redevelopment.**

**FG-9, Provide safety and accessibility for those who use alternative modes of transportation within and between neighborhoods, public spaces, and business districts and to regional facilities. The goal of this proposal is to create a community plan which encourages a pedestrian oriented, urban village. In addition, the proximity to a major City street and the South Kirkland Park and Ride creates a regional link.**

**FG-14, Plan for a fair share of regional growth, consistent with State and regional goals to minimize low-density sprawl and direct growth to urban areas. The proposal encourages efficient redevelopment of an urbanized site which reduces the pressure to add density in less desirable locations.**

*In general, the proposal requests development regulations which would promote better services to the local community in the form of housing and retail that would eliminate the necessity of traveling for basic needs. The comprehensive plan that was last written outlined a desire to focus and limit the areas that would be allowed to increase retail or density housing. Our proposal would focus on density housing to stay within these desired goals/areas, and increase space for services to serve the community better.*

2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process.

*The existing development in the area does not suitably meet the demand for the growing local and regional population without forcing additional travel to other areas. Implementation of policies which encourage an urban village redevelopment concept would allow land owners in this area to proceed through the application process and provide these necessities as a planned urban development sooner rather than later. Our ability to provide this through this application process would allow us to more easily contribute to the housing and retail options and increase the needed tax base of residents and businesses.*

3. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

*Based on the existing plan and the update scheduled for 2009/2010, no limit or provision was written that provided for higher density housing within the neighborhood, or focused development to provide services with an increase in population of the neighborhood. Our proposal will correct this by increasing the density of services on our property, while*

adding high density housing as well that would be considered affordable within this neighborhood.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.

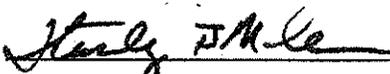
Name – sign: 

Name – print: Don Wells, President Totem Bowl Investment *Tech City*

Property owner or Legal Representative? Legal Representative

Address: 13033 N.E. 70<sup>th</sup> PL., Kirkland, WA. 98033

Telephone: 206-818-6688

Name – sign: 

Name – print: Stan McCammon, President and CEO, Joshua Green Corporation

Property owner or Legal Representative? Legal Representative

Address: 1402 Third Avenue, Suite 201; P.O. Box 21829, Seattle, WA 98111-3829

Telephone: 206-233-1914

*Allen property manager*

Attachments:

Site Map



Home

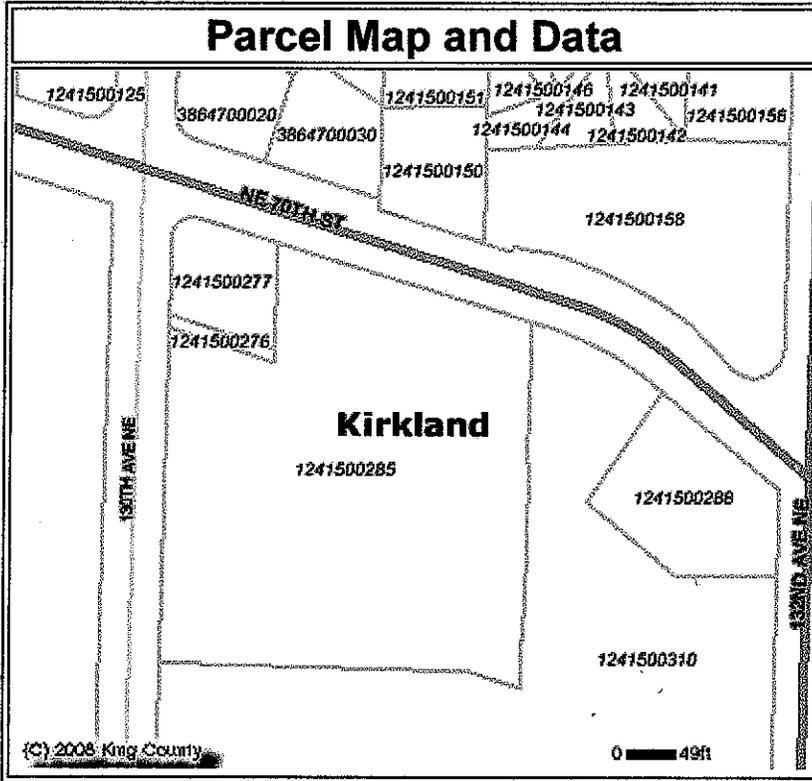
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### Parcel Map and Data



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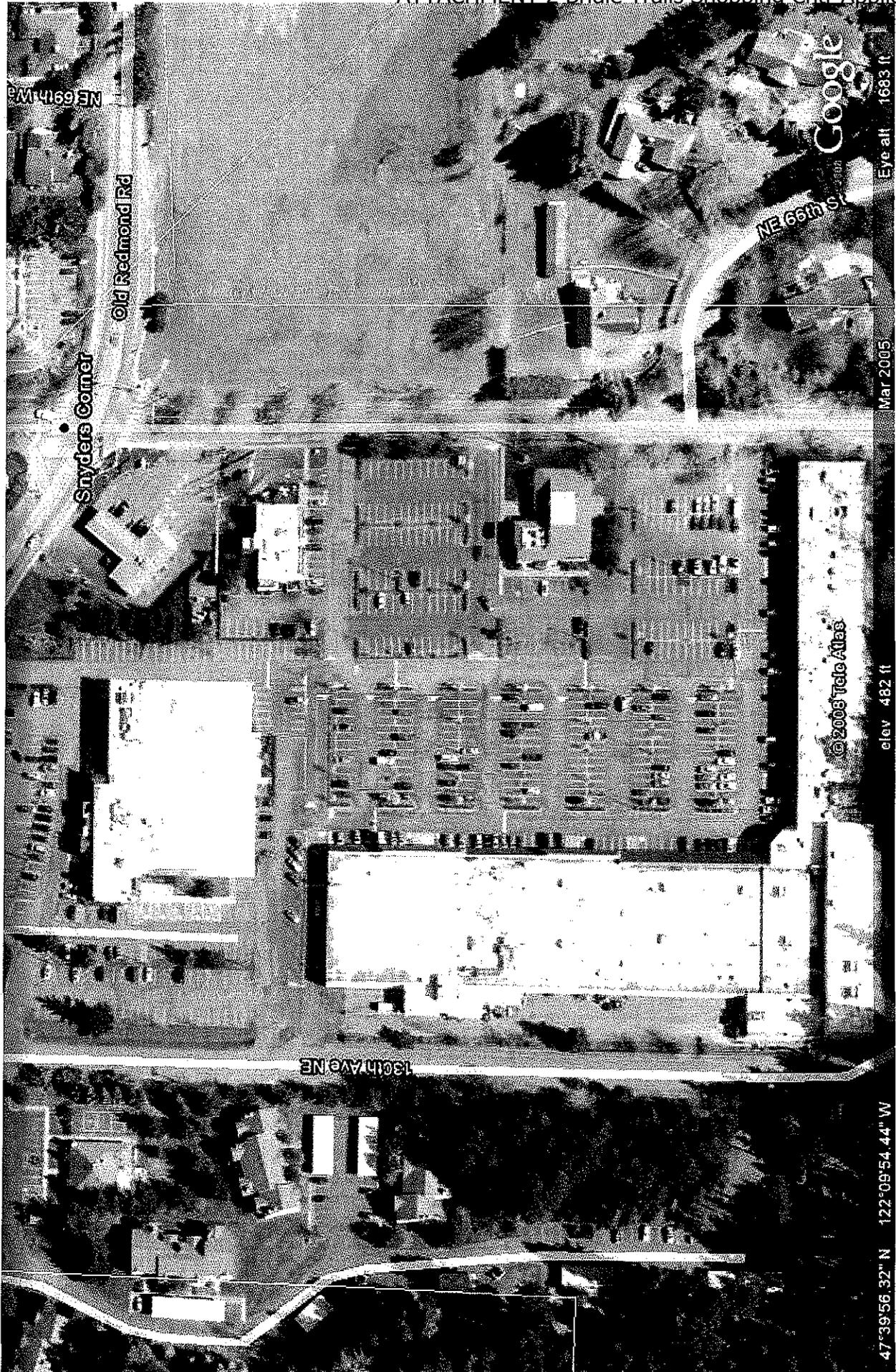
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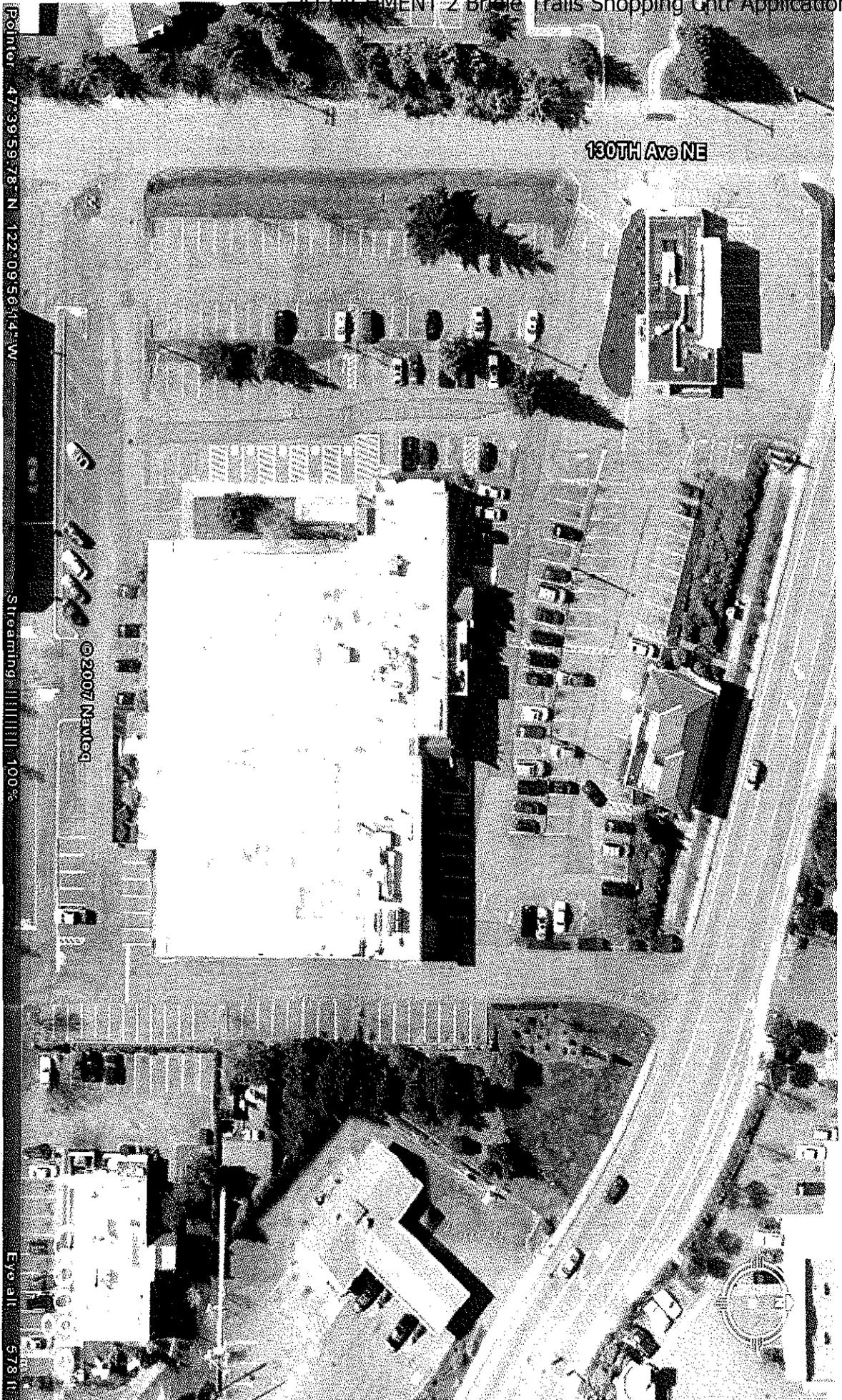
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PLANNING DEPARTMENT

BY

*CPG*







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## COMPREHENSIVE PLAN & NEIGHBORHOOD PLAN UPDATE SCHEDULE

February 2009

**Note: Schedule Subject to Change**

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Lakeview & Central Houghton	2009-2010
Comprehensive Plan Update	2010-2011
Bridle Trails and South Rose Hill	2012-2013
Everest and Moss Bay	2014-2015
North & South Juanita	2016-2017
Totem Lake	2018
Comprehensive Plan Update	2019-2020

Neighborhood Plan Schedule 2-3-09