



Bellevue Planning Commission

A Resolution of the Planning Commission

February 11, 2026

2026 Annual Threshold Review Comprehensive Plan Amendment
Recommendation and Consideration of Geographic Scoping for
Site-Specific Amendment

Evans Plaza

AYE	NAY	ABSENT	
			Negin Khanloo, Chair
			Jonny Lu, Vice-chair
			Carolynn Ferris
			Craughton Goeppeler
			Mariah Kennedy
			Arshia Nilchian
			Andres Villaveces
On the motion of:			
Seconded by:			
The following resolution was adopted: Evans Plaza Threshold Review Recommendation			

WHEREAS, the Growth Management Act, at RCW 36.70A.010 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, section 3.64.070 of the 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, performing analyses, and preparing reports requested by the City Council;

WHEREAS, under sections 20.301.130.A.1.b and 20.35.410 of the Land Use Code (LUC) , the Planning Commission 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 Part 20.30I LUC for the **Evans Plaza (25-121477-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 February 11, 2026, after the city published notice of the Threshold Review public hearing on January 28, 2026, and provided the staff recommendation, application, and all materials submitted to the public record; and

WHEREAS the Planning Commission finds that the proposed Evans Plaza amendment is consistent with all the Threshold Review Decision Criteria in LUC 20.30I.140.A-H:

20.30I.140 Threshold Review Decision Criteria

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

- 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 **Evans Plaza (25-121477-AC)** proposed comprehensive plan amendment be included into the 2026 annual Comprehensive Plan Amendment work program.



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Negin Khanloo, Chair

Date

Kate Nesse, staff liaison

Date