



Bellevue Planning Commission

July 22, 2026

PLANNING COMMISSION AGENDA ITEM

SUBJECT

Final Review Public Hearing on Transportation Element Conformance Comprehensive Plan Amendment

STAFF CONTACTS

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POLICY ISSUES

Staff recommend approval of the proposed city-initiated Comprehensive Plan Amendment (CPA) to incorporate limited amendments to ensure conformance between the Comprehensive Plan and specific transportation-related functional plans, reflecting recent updates to those plans.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION		DIRECTION	INFORMATION ONLY
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Request		Summary Guidance	
1. Conduct a Final Review public hearing for the proposed amendment		Direct staff to first review and present the staff recommendation, then open the public hearing and accept public testimony. Close the public hearing.	
2. Conduct a study session following the public hearing to make a recommendation		Review the staff recommendation, public record, and consider the public testimony. Ask questions of staff; review the proposed resolution.	
3. Take action on a recommendation		The Commission uses a resolution to the City Council for the recommendation action. Take action to provide Planning Commission recommendation by resolution.	

On November 25, 2025, the City Council adopted both the Mobility Implementation Plan (MIP) 2025 Update, incorporating and also superseding the 2009 Pedestrian and Bicycle Transportation Plan, and the 2026-2045 Transportation Facilities Plan (TFP). The proposed city-initiated amendment seeks to incorporate limited amendments, mainly to the Comprehensive Plan's Transportation Element, to

ensure conformance between the Comprehensive Plan and specific functional plans, reflecting recent updates to those plans. The City Council initiated the CPA on March 10, as part of the 2026 work program.

Pursuant to the Growth Management Act (GMA), the Bellevue City Code at Part 20.30I LUC (Land Use Code) permits the City Council to initiate CPAs at any time and provides a one-step process for review (Final Review). Privately proposed CPA applications are accepted and reviewed annually and include the two-tier process of Threshold Review and Final Review.

Annual Comprehensive Plan Amendment proposals are reviewed by the Planning Commission and acted upon by the City Council through the Final Review process set forth in the Land Use Code at [LUC 20.30I](#). Final Review evaluates the merits of proposed amendments included in the annual Comprehensive Plan Amendment work program. Final Review evaluation and decision includes staff review, a Planning Commission public hearing and recommendation by resolution, and City Council action by ordinance. The Planning Commission holds Final Review public hearings and makes recommendations. The City Council's subsequent action on Planning Commission recommendations is the final City action to amend the Comprehensive Plan.

RECOMMENDATION SUMMARY

The Final Review Decision Criteria for a proposed CPA are set forth in [LUC 20.30I.150](#). Based on a review and application of the criteria, Community Development staff developed the Final Review recommendation.

The staff recommendation for the proposed amendment is included in the Recommendation Summary below. The full staff report is available [online](#) (also included as **Attachment A**) and included in the report materials provided to the Planning Commission along with the [July 1, 2026, Notice of Final Review](#) public hearing.

The proposed amendment is exempt under SEPA as it is a text amendment resulting in no substantive changes respecting use or modification of the environment.

Summary of Recommendation

The proposed city-initiated amendment seeks to incorporate limited amendments, mainly to the Comprehensive Plan's Transportation Element, to ensure conformance between the Comprehensive Plan and specific functional plans, reflecting recent updates to those plans.

The proposed conformance amendments seek to amend policy TR-96 and to delete non-policy narrative references to the 2009 Pedestrian and Bicycle Transportation Plan in the Comprehensive Plan. The 2009 Pedestrian and Bicycle Transportation Plan is now fully incorporated into the MIP, which is the document that includes all mobility options (including walking and bicycling) within the city. The MIP is already fully incorporated into the Comprehensive Plan.

The proposed conformance amendments also seek to amend non-policy narrative references in the Transportation Element to the prior 12-year TFP timespan. City Council adopted the 2026-2045 TFP on November 25, 2025, extending its timespan from 12 to 20 years. The TFP serves as the city's intermediate-range, transportation capital facility planning document and functions as a bridge between the MIP, long-range facility plans, modal plans, and the funded projects in the Capital Improvement Program (CIP) Plan.

Staff recommend approving this proposed amendment because the application satisfies all Land Use Code decision criteria for Final Review of a Comprehensive Plan Amendment (LUC 20.30I.150). Also see the Staff Report which is available [online](#) and included as **Attachment A**.

Summary of Public Comment

Public comments received during the Final Review process are included in the public record and posted on the [Comprehensive Plan Amendments webpage](#). No comments were received to date.

Summary of Planning Commission Input

The Transportation Commission reviewed the staff recommended policy and narrative amendments to the Transportation Element on March 12. On May 14, the Transportation Commission recommended the proposed amendments and approved a transmittal memo to the Planning Commission. In addition to the Transportation Element amendments recommended by the Transportation Commission, staff recommended removing additional references to the Pedestrian and Bicycle Transportation Plan elsewhere in the Comprehensive Plan.

Planning Commission reviewed the Transportation Commission and staff recommended amendments to Comprehensive Plan at the June 10 meeting. A table providing an overview of all proposed amendments to the Comprehensive Plan is included in **Attachment B**.

AMENDMENT NOTICE

Notice of the application was published in the Weekly Permit Bulletin on [April 15, 2026](#), and mailed and posted as required by [LUC 20.35.420](#). Notice of the Final Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on [July 1, 2026](#), and the Seattle Times and included notice sent to parties of record.

ATTACHMENTS

- A. Staff Report
- B. Comprehensive Plan – Proposed Conformance Changes
- C. Planning Commission Resolution for the Transportation Element Conformance CPA