

CITY COUNCIL REGULAR SESSION

Ordinance adopting the East Main (18-103885 AC) amendment to the Comprehensive Plan to the City of Bellevue, pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; declaring an emergency to allow consideration of certain amendments outside of the 2019 annual update process; and establishing an effective date.

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EXECUTIVE SUMMARY

This Ordinance incorporates the East Main annual amendment into the Comprehensive Plan and reflects the East Main Station Area Plan Vision, approved by the City Council in August 2016, as a part of Bellevue's East Link station area planning efforts. The City Council deferred the East Main proposed plan amendment to the 2019 work program, taking emergency action tonight under RCW 36.70A.130(2)(b).

RECOMMENDATION

Move to adopt Ordinance No. 6465

If approved, effective date: 05/30/2019

BACKGROUND/ANALYSIS

On November 7, 2018, the Planning Commission held a public hearing on the East Main CPA and after consideration of public comments, the Planning Commission provided its Final Review recommendation to the City Council.

On January 22 and April 22, 2019, the City Council held study sessions to review and consider the Planning Commission's November 7 Final Review recommendation. At both study sessions, Councilmembers confirmed their understanding of direction on issues in reviewing the vision for the East Main Station Area TOD, proposed amendments to the proposed policies, and confirmed future scheduling intent for the subsequent Land Use Code amendment (LUCA) process. The East Main proposed plan amendment for action tonight reflects Council direction provided at the April 22 study session:

- Amending proposed policies to realign them with the Council's Guiding Principles;
- Moving resolution of any impacts resulting from WSDOT plans for I-405 that impact 114th Ave SE to the LUCA process because such impacts would occur at during project-development;
- Affirming the treatment of public and publicly accessible areas and spaces, and directing amendments consistent with that treatment;
- Retaining language supporting a pedestrian bridge over 112th Avenue SE; and
- Moving those topics acknowledged to be specific to either the Land Use Code or development review to the LUCA process.

POLICY & FISCAL IMPACTS

Policy Impact

Growth Management Act

The Growth Management Act requires that proposed amendments or revisions of the comprehensive plans be considered concurrently so that the cumulative effect of the various proposals can be ascertained. The effect of such review is to keep the plan current and relevant. Typically, this is done as part of the annual review process; however, whenever an emergency exists, the GMA authorizes the City to adopt amendments outside of this concurrent annual review process after appropriate public participation. RCW 36.70A.130(2)(b).

Comprehensive Plan

Should the City amend the Comprehensive Plan to incorporate amendments resulting from the East Main proposed plan amendment, considered during the 2018 annual amendment program, deferred to the 2019 Comprehensive Plan Amendment work program, and now considered for emergency action? Bellevue's annual Comprehensive Plan Amendment work program includes City amendments that have been initiated by action of the City Council under LUC 20.30I.130. B.1.

Fiscal Impact

Adoption of amendments to the Comprehensive Plan sets City policy. Though there is no direct fiscal impact to the adoption of amendments, implementation may influence future decision making and proposed investments. Investments outside of the scope of the current biennial budget may be proposed in future budget processes for Council approval.

OPTIONS

1. Adopt the Ordinance adopting the East Main (18-103885 AC) amendment to the Comprehensive Plan to the City of Bellevue, pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; declaring an emergency to allow consideration of certain amendments outside of the 2019 annual update process; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

Proposed Ordinance No. 6465

AVAILABLE IN COUNCIL LIBRARY

N/A