



Bellevue Planning Commission

A Resolution of the Planning Commission

July 22, 2026

2026 Annual Final Review Comprehensive Plan Amendment Recommendation
for the

Evans Plaza CPA

AYE	NAY	ABSENT	
			Jonny Lu, Chair
			Andres Villaveces, Vice-chair
			Carolynn Ferris
			Craighton Goepppele
			Mariah Kennedy
			Negin Khanloo
			Arshia Nilchian
On the motion of:			
Seconded by:			
The following resolution was adopted: Evans Plaza CPA Final 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 20.30I.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 Final Review according to Part LUC 20.30I LUC for the **Evans Plaza** proposed comprehensive plan amendment, providing for a public participation process, and holding information and review study sessions; and

WHEREAS, the Planning Commission held a Final Review public hearing for the Evans Plaza CPA on July 22, 2026, after the city published notice of the Final Review public hearing on July 1, 2026, and provided the staff recommendation and all materials submitted to the public record; and

WHEREAS the Planning Commission finds that the proposed amendment is consistent with all the Final Review Decision Criteria in LUC 20.30I.150.B.1-5:

20.30I.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.

NOW, THEREFORE, the Planning Commission recommends to the City Council that it adopt the Evans Plaza (25-121477 AC) amendment to the Comprehensive Plan.

Jonny Lu, Chair

Date

Kate Nesse, staff liaison

Date