

Attachment 2

Comprehensive Planning Background

Comprehensive Plan

- Growth Management Act is State legislation (RCW 36.70A) enacted in 1990, and later amended, that requires counties and cities to create cooperative regional strategies to manage growth and to adopt local comprehensive plans and regulations to implement these strategies.
- The Bellevue Comprehensive Plan is the foundational policy document that captures the vision for the future of the City and directs City actions, decisions, regulations, and capital investments.
- Elements of the Comprehensive Plan provide policy direction on the context of several topics, including transportation, land use, the environment and economic development.

Amending the Comprehensive Plan

The Growth Management Act requires jurisdictions to periodically update the plan to ensure that the plan remains relevant and responsive to community values.

- Bellevue City Code (BCC)
 - BCC 20.30I.110. Amendments to the Comprehensive Plan should not be considered more frequently than once a year.
 - Stewardship for the Comprehensive Plan lies with the Planning Commission, yet the Transportation Commission provides expert advice on transportation policy.
 - BCC 20.30I.150. The Planning Commission will review the proposed amendments included in the Annual Comprehensive Plan Amendment Work Program, hold a public hearing, and make a recommendation to the City Council as to each proposed amendment, using the criteria set forth in LUC 20.30I.150.
- 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.
- Major Updates
 - The GMA requires that each jurisdiction conduct a major update of their Comprehensive Plan every 10-years. The last major update was adopted in 2015. The process to complete the next major update is beginning this year.
 - The Transportation Commission recommended policies for the Transportation Element and Downtown Subarea Plan for the 2015 major update. Some recommended and adopted policies address curb management concepts.
 - Annual Amendments
 - The GMA recognizes that changing circumstances may require a policy response.
 - Once each year, jurisdictions may consider policy amendments. In cases of “emergency” as determined by the City Council, the Comprehensive Plan may be amended at any time.