



# Bellevue Planning Commission

February 14, 2024

## PLANNING COMMISSION STUDY SESSION ITEM

### **SUBJECT**

Planning Commission Educational Series, Vol. II, Pt. 2:  
Reviewing Land Use Code Amendments, Application of Training to Wilburton Vision  
Implementation, and Planning Commission Meetings Overview

### **STAFF CONTACT(S)**

Matt McFarland, Assistant City Attorney, *City Attorney's Office*, 452-5284  
Robert Sepler, Assistant City Attorney, *City Attorney's Office*, 299-6506

Caleb Miller, Senior Planner, *Development Services*, 452-4574

Janet Shull, Strategic Planning Manager, *Community Development* 452-5371  
Justin Panganiban, Senior Planner, *Community Development*, 452-7674

### **DIRECTION NEEDED FROM THE PLANNING COMMISSION**

**ACTION**



**DIRECTION**



**INFORMATION ONLY**



This study session item is the second part of a 2-part training and Educational Series that builds upon the previous training provided to the Planning Commission by Community Development and the City Attorney's Office on July 12, 2023. In this second training, the City Attorney's Office, Development Services, and Community Development will present background information, legal authority, guidance, and recommended best practices to assist the Planning Commission as it fulfills its role as a citizen advisory body providing planning and land use recommendations to the City Council.

As a reminder, the first part of this training covered the following topics:

1. What are the Planning Commission's Roles and Responsibilities?
2. What City Codes govern the Planning Commission's planning and land use work?
3. How does the Growth Management Act, chapter 36.70A RCW, govern and inform the Planning Commission's planning and land use work?
4. What is the difference between a Comprehensive Plan Amendment (CPA) and a Land Use Code Amendment (LUCA)?
5. How and why does the Planning Commission review and evaluate proposed CPAs?

While the previous training discussed the Planning Commission's important and primary role in the City's CPA process, Part 2 of this training will focus on amendments to the text of the

City's Land Use Code and cover the following topics related to Planning Commission review of LUCAs:

1. What is a Land Use Code amendment?
2. What's in a Land Use Code amendment?
3. What are the decision criteria upon which the Planning Commission is required to review a Land Use Code amendment?
4. How does the Planning Commission evaluate a proposed Land Use Code amendment for consistency with the Comprehensive Plan? (criteria A in LUC 20.30J.135)

Further, the Planning Commission is currently processing Wilburton Vision Implementation, which is a Process IV legislative proposal under the City's Land Use Code. Wilburton Vision Implementation includes creating and reviewing CPAs and LUCAs, holding public hearings for the specific legislative proposals, and providing a recommendation to the City Council on both CPAs and LUCAs.

Part 2 of this training will present an overview of the general structure of the Wilburton Vision Implementation LUCA and the Planning Commission's upcoming schedule to process the LUCA. The training will explain how to apply the tools and best practices provided by the trainings in connection with the Planning Commission's review of the Wilburton Vision Implementation CPA and LUCA. The Commissioners should note that the Planning Commission's work in connection with Wilburton Vision Implementation will occur on an accelerated planning and anticipated adoption schedule.

The training will conclude with an overview of Planning Commission meetings, with a specific focus on public hearings. Ultimately, the goal of these trainings is to provide the Commissioners with a solid understanding of how City Code, the Planning Commission's role in Bellevue, the Comprehensive Plan, and the Land Use Code all work together as the City plans for future growth and development.