

CITY COUNCIL REGULAR SESSION

Ordinance adopting the city's 2018 amendments to the Comprehensive Plan as separately set forth in Ordinance Nos. 6446, 6447, 6448, and 6449 pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; and establishing an effective date.

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Community Development Department

EXECUTIVE SUMMARY

Following Council direction on November 26, Ordinances are returning for action amending the Comprehensive Plan with one or more proposed plan amendments (City Dacha LLC, Bellevue Nursery, Red Town, Grand Connection) and including a final General Ordinance documenting the City's annual comprehensive plan amendment actions under the Growth Management Act. The purpose of a General Ordinance regarding the annual Comprehensive Plan Amendment process is for the City to document consistency with the Growth Management Act relating to annual review.

RECOMMENDATION

Move to adopt Ordinance No. 6450.

If approved, effective date: 12/20/2018

BACKGROUND/ANALYSIS

To be consistent with past City Council direction, action on the 2018 amendments to the Comprehensive Plan are considered by separate Ordinance. The General Ordinance covers the amending action to the Comprehensive Plan itself.

On November 26, the City Council studied the Planning Commission's 2018 Final Review recommendations. At that time, Councilmembers requested additional information on the Bellevue Nursery, Red Town, Grand Connection, and East Main proposed map and plan amendments, prior to December 10 action. The December 10 Comprehensive Plan Amendment Final Review agenda memo presents this information in a single location.

The Ordinances presented under separate agenda items for each proposed amendment reflect November 26 City Council direction to act on one or more of the proposed 2018 amendments. Approval Ordinances are presented for City Dacha LLC, Red Town, and Grand Connection. Approval and denial Ordinances are presented for Bellevue Nursery. The General Ordinance is also presented in a format including Bellevue Nursery, and in a format not including Bellevue Nursery. Since City Council indicated that it would not take plan amendment action on East Main on December 10, that plan amendment is referenced only in the General Ordinance as being deferred to the 2019 work program.

POLICY & FISCAL IMPACTS

Policy Impact

Growth Management Act

The Growth Management Act states that proposed amendments or revisions of comprehensive plans may be considered no more frequently than once per year (with limited exceptions) and that all proposals shall be considered concurrently so that the cumulative effect of the proposals can be ascertained. The effect of such review is to keep the plan current and relevant. However, a city may adopt amendments under the GMA provisions whenever an emergency exists.

Comprehensive Plan

Should the City amend the Comprehensive Plan to incorporate amendments resulting from the 2018 Comprehensive Plan Amendment work program? Bellevue's annual Comprehensive Plan Amendment work program includes privately-initiated amendment proposals that have advanced into Final Review, and City-initiated amendments by action of the City Council under LUC 20.30I.130. B.1.

Fiscal Impact

Adoption of the 2018 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 city's 2018 amendments to the Comprehensive Plan as separately set forth in Ordinance Nos. 6446, 6447, 6448, and 6449 pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; and establishing an effective date.
2. Adopt the Ordinance adopting the city's 2018 amendments to the Comprehensive Plan as separately set forth in Ordinance Nos. 6447, 6448, and 6449 pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; and establishing an effective date.

ATTACHMENTS & AVAILABLE DOCUMENTS

Proposed Ordinance No. 6450-A

Proposed Ordinance No. 6450-B

AVAILABLE IN COUNCIL LIBRARY

N/A