

Public Hearing on Review of Bellevue's Development Regulations for Consistency with the GMA

City Council

April 18, 2016

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Request for Council Action

- Conduct public hearing on findings of development regulations review for consistency with GMA
- Direct staff to prepare resolution for May 2, 2016 Consent Calendar

Or

- Direct staff to prepare additional documentation or findings

GMA Requirements

RCW 36.70A.040

- Review & update Comprehensive Plan (adopted Aug. 2015)
- Review & update Development Regulations, including Critical Areas Ordinances, as needed
- Required for compliance with GMA & eligibility for certain state grants & loans

Review & Findings

Zoning	Subdivision	Stormwater
Impact Fees	Transportation	Critical Areas
Project Review Procedures	Essential Public Facilities	Shoreline Master Program
Optional Elements	Plan & Code Amendments	

Review & Findings

*Zoning	*Subdivision	*Stormwater
*Impact Fees	*Transportation	Critical Areas
*Project Review Procedures	*Essential Public Facilities	Shoreline Master Program
*Optional Elements	*Plan & Code Amendments	

Finding: *These regulations are currently in compliance with GMA and do not require updates.

Review & Findings

Zoning	Subdivision	Stormwater
Impact Fees	Transportation	*Critical Areas
Project Review Procedures	Essential Public Facilities	**Shoreline Master Program
Optional Elements	Plan & Code Amendments	

**Finding: *Update not yet completed – due 6/30/16.
**Updated SMP submitted to state Dec. 2015,
awaiting review & comment.**

Next Steps

- Conduct public hearing
- Close public hearing
- Direct staff to prepare additional material on findings for Council review

Or

- Direct staff to prepare resolution for Council adoption on 5/2/2016 Consent Calendar
- Send resolution to Commerce for GMA compliance