

Land Use Code Amendment annual Comprehensive Plan amendment process

Bellevue Planning Commission, October 23, 2019
Nicholas Matz AICP, Community Development Department

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Planning Commission tonight:

- Conduct a public hearing for the proposed LUCA
- Conduct a study session following the public hearing to make a formal recommendation by resolution to City Council

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Context

- 2019 City Council Threshold Review general policy inquiry discussion (June) identifying immediate concerns:
 - The use of the three-year limitation decision criterion in practice
 - Acknowledging the uncertainty caused by reviewing site-specific plan amendment proposals during GN work
 - Expressed neighborhood frustration about the disruptive frequency of plan amendments

Staff-proposed recommendations

- Proposed code amendments should be guided by:
 - Continuing to meet the GMA framework for plan amendments, while reinforcing a process that educates on how the city manages growth;
 - Reinforcing process transparency as communities self-select on how they engage; and
 - Resetting the timing of the amendment process to make the plan itself more stable, while projecting stability to communities and neighborhoods.

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Planning Commission direction 9/25 Study Session:

- Three-year limitation decision criterion in practice
- Uncertainty caused by reviewing site-specific amendment proposals during Great Neighborhoods
- Disruptive frequency of plan amendments: biennial versus early submittal deadline
 - The Kirkland experience

Recommendations

- Initiation of amendment proposals section in [20.30I.130.A.2.d](#) (Application for Consideration of Amendment Proposals. Three-Year Limitation) would be amended to measure the three-year limitation decision criterion from when an application for a proposed plan amendment is submitted. This measuring would continue to apply to property added through geographic scoping.

Recommendations

- The Scope and Background section in [20.30I.110](#) would be amended to prohibit amendments proposed by the public within a Great Neighborhoods area while a Council-initiated plan amendment process is underway in that area.

Recommendations

- Initiation of amendment proposals section in [20.30I.130.A.2.a](#) (Application for Consideration of Amendment Proposals. Time)
would be amended to require applications for proposed amendments to be submitted by September 15 of the year preceding the annual review year.

Staff Recommendation: Meets decision criteria

Approve

- Consistent with the Comprehensive Plan
- Enhances the public health, safety, or welfare
- Is not contrary to the best interests of the citizens and property owners of the City of Bellevue

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