Bellevue Planning Commission

A Resolution of the Planning Commission
December 10, 2025

Housing Opportunities in Mixed-Use Areas Land Use Code Amendment Recommendation

AYE	NAY	ABSENT	
X			Negin Khanloo, Chair
X			Jonny Lu, Vice-Chair
X			Andres Villaveces
X			Mariah Kennedy
X			Arshia Nilchian
X			Craighton Goeppele
X			Carolyn Ferris
On the motion of: Commissioner Craighton Goeppele			
Seconded by: Commissioner Andres Villaveces			
The following resolution was adopted:			

WHEREAS, the Bellevue City Council initiated processing of this Land Use Code Amendment on December 12, 2022; and

WHEREAS, Comprehensive Plan Policies LU-3, LU-10, LU 16, LU 18, LU-20, NH-2, HO-18, ED-26 and UD-23 promote walkable, and vibrant neighborhood centers and mixed-use areas that serve resident's daily needs; and

WHEREAS, Comprehensive Plan Policies LU-24, HO-8, HO-48 and HO-62 promote addressing commercial and residential displacement; and

WHEREAS, Comprehensive Plan Policies LU-36, HO-13, HO-33, HO-35, HO-36, HO-46, HO-47, HO-48 and HO-62 promote including funding, incentives and requirements for affordable housing and other uses that provide a public benefit in the Land Use Code; and

WHEREAS, Comprehensive Plan Policies LU-47, HO-18, TR-3, TR-94 and HO-43 encourage development patterns that encourage public transportation and active transportation access and use; and

WHEREAS, Comprehensive Plan Policy NH-4 promotes access to healthy food in all neighborhood areas; and

WHEREAS, Comprehensive Plan Policies HO-10, HO-11, HO-14, HO-16, HO-18, HO-44, HO-63 and ED-18 encourage the provision of a diverse and affordable housing stock available to all residents throughout the city and to eliminate housing discrimination.; and

WHEREAS, Comprehensive Plan Policies HO-15 and HO-56 promote the reduction of regulatory barriers to housing development; and

WHEREAS, Comprehensive Plan Policy ED-23 promotes economic development in the city's commercial areas; and

WHEREAS, CL-59 which encourages the city to limit the amount of impervious surface area in developments; and

WHEREAS, Comprehensive Plan Policies UD-14 and UD-15 encourage buffers between higher-intensity and lower-intensity uses; and

WHEREAS, the proposed Land Use Code Amendment is consistent with the Future Land Use Map included in the Comprehensive Plan; and

WHEREAS, Section 20.35.410 of the Land Use Code establishes the powers and duties of the Planning Commission to act in an advisory capacity to the City Council by holding public hearings, advising, and making recommendations to the City Council on land use ordinances and regulations to implement the comprehensive plan; and

WHEREAS, the Development Services Department encouraged public participation and provided information on the land use code amendment on its website; and

WHEREAS, the Planning Commission held study sessions on February 26, 2025, May 14, 2025, September 10, 2025, and October 8, 2025, to discuss the proposed Housing in Mixed-Use Areas Land Use Code Amendment; and

WHEREAS, after providing legally required public notice, the Planning Commission held a public hearing on December 10, 2025, for the proposed Housing Opportunities in Mixed-Use Areas Land Use Code Amendment; and

WHEREAS, following the public hearing, the Planning Commission considered, in accordance with RCW 36.70A.540, whether to establish higher income levels for rental affordable housing or for owner occupancy affordable housing created by operation of the Land Use Code as proposed to be amended through the Housing in Mixed-Use Areas Land Use Code Amendment; and

WHEREAS the Planning Commission finds that the proposed amendments meet the decision criteria of LUC 20.30J.135 and are consistent with the Comprehensive Plan, enhance the public safety and welfare, and are not contrary to the best interest of the citizens and property owners of the City of Bellevue; now, therefore,

Bellevue Planning Commission

THE PLANNING COMMISSION RECOMMENDS TO THE CITY COUNCIL THAT IT ADOPTS THE HOUSING IN MIXED-USE AREAS LAND USE CODE AMENDMENT (FILE NO. 25-106478 AD). FURTHERMORE, THE PLANNING COMMISSION RECOMMENDS THAT VESTING FOR PROJECTS DOWNTOWN WITH SUBMITTED PERMITS BE DISCUSSED BY THE CITY COUNCIL.

_____ 02/02/2026

Negin Khanloo, Chair Date

_____ 02/02/2026

Katherine Nesse, Staff Liaison Date