



Bellevue Planning Commission

A Resolution of the Planning Commission
March 8, 2023

Micro-Apartments Land Use Code Amendment Recommendation

AYE	NAY	ABSENT	
X			Carolynn Ferris, Chair
		X	Vishal Bhargava, Vice-Chair
X			Karol Brown
X			Mohammad Malakoutian
X			Craighton Goepppele
X			Luisa Calad
X			Anne Morisseau
On the motion of: Commissioner Calad			
Seconded by: Commissioner Goepppele			
The following resolution was adopted: The Removing Barriers to the Construction of Micro-Apartments LUCA (23-100140-AD)			

WHEREAS, the City adopted the Affordable Housing Strategy (AHS) in 2017, recognizing the housing crisis in the Puget Sound region and the City; and

WHEREAS, AHS Strategy B recommends creating a variety of housing choices; and

WHEREAS, Affordable Housing Action B-1 encourages micro-apartments around light rail stations through actions such as reduced parking requirements; and

WHEREAS, the Bellevue City Council initiated processing of this Land Use Code Amendment to remove barriers to the construction of micro-apartments on October 10, 2022; and

WHEREAS, Comprehensive Plan Policy LU-3 promotes a land use pattern and integrated multimodal transportation system; and

WHEREAS, Comprehensive Plan Policy HO-11 encourages housing opportunities in mixed residential/commercial areas throughout the City; and

WHEREAS, Comprehensive Plan Policy HO-17 recommends evaluating the cost and supply implications of proposed regulations and procedures; and

WHEREAS, Section 3.64.070 Bellevue City Code and section 20.35.410 Land Use Code establishes the powers and duties of the Planning Commission to act in an advisory capacity to the City Council by



Bellevue Planning Commission

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 City seeks to respond to and mitigate the affordable housing crisis pursuant to the AHS by removing barriers to the construction of micro-apartments and encourage micro-apartments to be built near jobs, shopping, services, and transit in Bellevue, thereby increasing housing stock available within the City; and

WHEREAS, the Land Use Code currently permits micro-apartment development as a multifamily use, but few, if any, micro-apartments have been built due to density, parking, and amenity requirements in the Land Use Code; and the adoption of the micro-apartment exceptions and alternative standards in the Land Use Code would enable this lower cost rental to be built and therefore diversify the City's overall housing stock; and

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

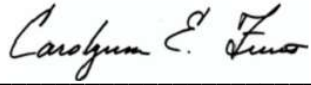
WHEREAS, the Planning Commission a study session on January 25, 2023 to discuss the proposed land use code amendment to remove barriers to micro-apartments; and

WHEREAS, the Environmental Coordinator for the City of Bellevue determined that this text amendment to the LUC will not result in any probable, significant, adverse impact and as such a final threshold determination of non-significance was issued on February 16, 2023; and

WHEREAS, after providing legally-required public notice, the Planning Commission held a public hearing on March 8, 2023, for the micro-apartments 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,

THE PLANNING COMMISSION RECOMMENDS TO THE CITY COUNCIL THAT IT ADOPTS THE MICRO-APARTMENTS LAND USE CODE AMENDMENT (FILE NO. 23-100140-AD).



Carolynn Ferris, Chair

04/05/2023

Date



Thara Johnson, staff liaison

04/05/2023

Date