



Bellevue Planning Commission

A Resolution of the Planning Commission
 May 13, 2026

2026 Omnibus Land Use Code Amendment Recommendation

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

WHEREAS, the city periodically amends the code to address clean-up and housekeeping amendments; and

WHEREAS, this Land Use Code Amendment represents an expansion of the typical clean-up code process to include compliance with recently adopted state law and small, noncontroversial amendments with some minor policy consideration; and

WHEREAS, the Bellevue City Council initiated processing of this Land Use Code Amendment on February 10, 2026; and

WHEREAS, Comprehensive Plan Policy LU-7 requires the accommodation of the adopted growth targets of 35,000 additional housing units and 70,000 additional jobs for the 2019-2044 period and plan for the additional growth anticipated by 2044; and

WHEREAS, Comprehensive Plan Policy LU-8 encourages new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage; and

WHEREAS, Comprehensive Plan Policy HO-15 encourages streamlining permitting processes and creating objective development regulations that encourage housing development throughout the city; and



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WHEREAS, Comprehensive Plan Policy HO-18 promotes housing density, choice and affordability in areas served by the frequent transit network, businesses serving the community's day-to-day needs and significant nodes of employment; 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 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 a study session on April 8, 2026 to discuss the proposed 2026 Omnibus Land Use Code Amendment; and

WHEREAS, after providing legally required public notice, the Planning Commission held a public hearing on May 13, 2026, for the proposed 2026 Omnibus 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 2026 OMNIBUS LAND USE CODE AMENDMENT (FILE NO. 26-104467 AD).

Handwritten signature of Negin Khanloo in black ink.

Negin Khanloo, Chair

5/26/2026

Date

Handwritten signature of Katherine Nesse in black ink.

Katherine Nesse, staff liaison

05/26/2026

Date