



# Bellevue Planning Commission

A Resolution of the Planning Commission  
January 13, 2021

**Accessory Dwelling Unit Land Use Code Amendment Recommendation**

AYE	NAY	ABSENT	
X			Radhika Moolgavkar, Chair
X			Mohammad Malakoutian, Vice-chair
		X	Vishal Bhargava
X			Karol Brown
	X		John deVadoss
X			Carolynn Ferris
X			Anne Morisseau
<p>On the motion of: Text Amendment to the Land Use Code amending Accessory Dwelling Unit regulations to remove the three year rule and allow ADU's to be built at the time of new construction since the LUCA meets 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.</p>			
<p>The following resolution was adopted: January 13, 2021</p>			

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 Action B-2 calls for updating the Accessory Dwelling Unit (ADU) standards in the Land Use Code to increase the overall supply of ADUs in the City; and

WHEREAS, the City of Bellevue Comprehensive Plan Policies HO-15, HO-17, HO-19, and LU-15 allow attached ADUs in single family districts, support housing options that allow seniors to stay in their homes or neighborhood, and encourage a broad range of housing choices to meet the changing needs of the community; and

WHEREAS, the City is required under RCW 36.70A.040(4)(d) to implement the goals and policies of the City's Comprehensive Plan by adoption of implementing development regulations; and

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



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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 City seeks to respond to and mitigate the affordable housing crisis pursuant to the AHS by removing barriers to ADU construction in Bellevue, thereby increasing the housing stock available within the City; and

WHEREAS, the Land Use Code currently restricts the establishment of an ADU until three (3)-years after the final building permit inspection of new construction; and the adoption of the Land Use Code Amendment would allow for ADUs to be built concurrently with new single-family construction; and

WHEREAS, the Planning Commission held a study session on December 9, 2020, to discuss the proposed land use code amendment to remove the three-year wait period to establish an ADU; and

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

WHEREAS, the Environmental Coordinator for the City of Bellevue has determined that this text amendment to the Land Use Code would be Categorically Exempt from the Threshold Determination requirements of the State Environmental Policy Act pursuant to the terms of WAC 197-11-800(19); and

WHEREAS, the Planning Commission held a public hearing on January 13, 2021 for the ADU land use code amendment; and

WHEREAS, during the public hearing, the Planning Commission received public comment in support of the ADU land use code amendment and also received public comment in support of and in opposition to further updates to City policy regulating ADUs, including comments addressing ADU owner-occupancy requirements, parking requirements, detached ADUs, and the impact of City regulation of ADUs on transient and/or Airbnb rental activity within the City; and

WHEREAS the Planning Commission finds that the proposed amendments to the text of the land use code 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 ACCESSORY DWELLING UNIT LAND USE CODE AMENDMENT (20-105151-AD) WITHOUT MODIFICATION.**

In addition to the recommended amendments to the text of the land use code, and based on the public comment received and attendant discussion during the January 13, 2021 meeting, the Commission advises the City Council to continue with the neighborhood area plan update process and explore potential future updates to City policy addressing ADU owner-occupancy requirements, parking requirements, and the construction of detached ADUs.



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Radhika Moogavkar, Chair

1/13/2021

Date

A handwritten signature in black ink, appearing to be "Thara Johnson", written over a horizontal line.

Thara Johnson, staff liaison

1/13/2021

Date