

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

June 17, 2025
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Robinson, Deputy Mayor Malakoutian and Councilmembers Bhargava, Hamilton, Lee, Nieuwenhuis and Sumadiwirya

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:06 p.m., with Mayor Robinson presiding.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers were present. Councilmember Nieuwenhuis led the flag salute.

(a) Juneteenth Proclamation

Deputy Mayor Malakoutian read the proclamation recognizing June 19, 2025 as Juneteenth in Bellevue. He encouraged everyone to reflect on the significance of the holiday and to join in a shared commitment to equity, inclusion and justice for all.

Lauren Chase, Director of Equity and Belonging, Eton School, accepted and thanked the Council for the proclamation. She said the proclamation reflects the City's acknowledgement of American history and recognition of what it means to be Black in America.

Dr. Linda Whitehead, Chief Diversity, Equity and Inclusion Officer, City Manager's Office, invited everyone to the International Festival on August 2 at Crossroads Park. In honor of Juneteenth, she shared a quote from Desmond Tutu: "My humanity is bound up with yours, for we can only be human together."

3. Approval of Agenda

→ Deputy Mayor Malakoutian moved to approve the agenda, and Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 7-0.

4. Oral Communications

City Clerk Arredondo said the total time for oral communications is for a period not to exceed 30 minutes and topics must relate to City of Bellevue government. Persons speaking to items on the agenda will be called first and if time remains, others will be called. The presiding officer is authorized to give preference to individuals who have not spoken to the Council within the past 60 days or who are speaking to items that will come before the Council in the upcoming 60 days. Ms. Arredondo said individuals are allowed to speak for up to three minutes and only three speakers are allowed to speak to any particular side of a topic. In compliance with Washington state campaign laws regarding the use of public facilities, no speaker may support or oppose a ballot measure or candidate for election.

- (a) Patience Malaba, Executive Director of the Housing Development Consortium, said she is a co-chair of the Eastside Housing Roundtable. She encouraged the Council to adopt the Wilburton Land Use Code Amendment (LUCA), which includes affordability options for both home rentals and ownership. She said the housing crisis continues to deepen in the region. She thanked the Council and City staff for all of their work.
- (b) Jessie Clawson, speaking on behalf of the largest landowner and developer in the Wilburton area as well as many other developers, expressed support for the Wilburton LUCA. She expressed appreciation for the Council and staff for their thoughtful work and dedication. She referenced a letter she sent to the Council earlier in the day with suggestions for future action, including a review and update of the multifamily tax exemption (MFTE) program. Ms. Clawson said the Wilburton area is the first neighborhood in 30 years to adopt mandatory housing affordability. She noted a suggestion regarding nonconforming issues related to master development plans and asked the Council to direct staff to revisit the issues. She expressed support for the proposed approach to fee-in-lieu vesting and the mayor's stepback-related initiatives.
- (c) Laurie Wilke, a resident of the Rockwood neighborhood, said middle housing types should be compatible with the scale, form and character of single-family neighborhoods. She expressed support for limiting most housing heights to 30-35 feet and to 24 feet for cottages. She commented on the importance of preserving the tree canopy. She referenced the 1998 co-housing issue and the need to develop rules for short-term rentals. Ms. Wilke expressed concern that middle housing will open up opportunities for co-housing. However, Bellevue does not have rules for co-housing.
- (d) Julia Hodges expressed support for the original middle housing LUCA, which would have significantly increased the development of middle housing and made Bellevue more accessible for current and future residents. She described her efforts throughout 2024 to buy a home in Bellevue, always losing out to bids far above the asking prices. She said many of those properties are being redeveloped with large, luxury homes. She said her family ultimately bought a home in another city that already incentivizes middle housing projects.

- (e) Ed Wang said the average price of a single-family home in Bellevue is now \$2 million, which requires an annual income of \$500,000. He said many professionals, including software developers, lawyers, physical therapists, small business owners, marketing directors and electrical engineers, cannot afford to purchase a home in Bellevue, even with two working adults in the family. He said the average salary for physicians of \$350,000 is still not enough to buy an average-priced home in Bellevue. Mr. Wang encouraged the Council to be bolder with middle housing regulations and incentives.
- (f) Pooja Tripathi, a resident of the Rockwood neighborhood, expressed opposition to the proposed middle housing LUCA. She expressed concern regarding the potential for four-plex and six-plex housing in single-family neighborhoods citywide. She expressed concern regarding safety and traffic impacts. She said this approach has not been effective in other cities and states.
- (g) Joe Kunzler thanked staff for reading and heeding his emails the previous week regarding Vanessa Spear's initiative. He said Bellevue might be the second best city, after Redmond, in the Sound Transit network. He expressed concern that while Alex Tsimmerman is currently excluded from City Council meetings, he is allowed to continue to attend board and commission meetings. He suggested prohibiting Mr. Tsimmerman from visiting City Hall. He thanked the Council for all they do.
- (h) Janis Hyne, a Bridle Trails resident, said June is no longer Pride Month but is instead Family Month. She suggested that the City replace the rainbow flag and decorations with something more appropriate to honor the family unit.
- (i) Allen Huang said he previously spoke to the Council regarding an electrical line near the Eastgate Park and Ride facility. He thanked Mayor Robinson and staff for following up with him to help resolve the issue. Regarding middle housing, he recalled the Council's past vote in favor of a building height of 35 feet instead of 38 feet. He said he did not understand the decision and he asked the Council to reconsider the issue.

Mayor Robinson asked City Clerk Arredondo to contact Mr. Huang to encourage him to email the Council regarding the electrical issue.

- (j) Neal Mulnick, speaking on behalf of the Wilburton Property Owners Group, thanked the Council, Planning Commission and staff for their work on the LUCA. He thanked staff for their collaboration and comprehensive analysis. He spoke in favor of the MFTE "supercharger" option as referenced above by Ms. Clawson.

5. Reports of Community Councils, Boards, and Commissions

- (a) January-April 2025 Report and Communication from Parks and Community Services Board *[Written information only. No presentation.]*

6. Report of the City Manager: None.

7. Council Business and New Initiatives: None.

8. Consent Calendar

→ Deputy Mayor Malakoutian moved to approve the Consent Calendar, and Councilmember Nieuwenhuis seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 7-0, and the following items were approved:

- (a) Council Minutes
Minutes of June 3, 2025 Regular Meeting
- (b) Motion to award Bid No. 25006, 2025 Overlay Program (CIP Plan Nos. W-16, PW-R-199, and the Bridge/Pavement Preservation Program) to Lakeside Industries as the lowest responsible and responsive bidder, in the amount of \$6,345,443.40, plus all applicable taxes. This project is funded by the Bridge and Pavement Preservation (Overlay) Program (General Fund), Small Diameter Main Replacement Program (W-16), and Neighborhood Safety and Connectivity (Levy) (PW-R-199).
- (c) Resolution No. 10518 authorizing execution of a five-year Telecommunication Facilities Lease Agreement with an automatic five-year extension with Multicultural Radio Broadcasting, Inc. for the continued operation of an existing AM radio transmission facility located at 2111 118th Avenue SE, within the Mercer Slough Nature Park.
- (d) Resolution No. 10519 appointing a Board Member and an Alternate Board Member to the Cascade Water Alliance Board of Directors.
- (e) Resolution No. 10520 authorizing execution of a labor agreement between the City of Bellevue and the International Association of Fire Fighters Local 1604, representing Battalion Chiefs, for a three-year contract period starting January 1, 2025, and expiring December 31, 2027. The executed agreement shall be substantially in the form of the agreement in the Council Library.

9. Public Hearings: None.

10. Study Session

- (a) Ethics Code Training

City Manager Diane Carlson introduced Hillary Evans from Kenyon Disend to present an ethics training and to describe her role as ethics officer.

Ms. Evans said that proposed changes to the ethics code would be presented later in the year for the Council's consideration. She said state law prohibits certain actions and interests. An elected official is not allowed to use their position to secure special privileges or exemptions, to give or receive any compensation, gift, gratuity or reward. An official cannot accept employment or engage in business that would require them to disclose confidential information obtained through their position as an elected official, and cannot disclose confidential information gained through their role as an elected official.

Ms. Evans said the Council's ethics code states that a Councilmember may not misuse their public position or resources. They cannot represent the City to third parties, solicit charitable contributions from City employees or receive gifts and favors. She said the code includes specific criteria and a \$50 threshold, but exempts accepting flowers as a gift.

Ms. Evans said officials shall not participate in quasi-judicial or site-specific land use decisions, purchase or condemnation of property, City decisions involving a grant or contract in which any of the following has an interest: you, your relative, someone who resides with you or an entity in which you serve as an officer, director, trustee or employee. She said it is important to avoid both a conflict of interest and the appearance of a conflict of interest.

Ms. Evans encouraged Councilmembers to reach out to her or the City Attorney to discuss any potential conflicts of interest. She said there are four ways a Councilmember may qualify for a remote interest exception: 1) you are a non-salaried officer of a non-profit organization, 2) you are an employer agent to the contracting party, 3) you are the landlord or tenant of a contracting party, and 4) you hold less than one percent of the shares of a corporation. If a Councilmember has a remote interest they should disclose it to the governing body during a Council meeting in public before the contract is formed. The comments should be reflected in the official meeting minutes. The rest of the governing body will approve or reject the contract. Ms. Evans said she will present an alternative related to the fourth exception in the future. She described a court case involving a county commissioner who owned a quarry supplying rock and concrete for public works projects.

Ms. Evans said the use of government facilities to directly or indirectly support campaigns for election or ballot propositions is prohibited. She encouraged maintaining separate social media accounts for personal, campaign, and Council-related content. She said the Council would be allowed to hold a public forum for an election to host a debate between pro and con interests. She said campaign pins and buttons should not be worn at City Hall or while conducting official City business. She said individuals violating state election law could be fined up to \$10,000 and the violation could result in voiding the election and contribute to the erosion of public trust.

Mayor Robinson thanked Ms. Evans for the information.

At 7:05 p.m., Mayor Robinson declared a short break. The meeting resumed at 7:18 p.m.

11. Land Use Reports: None.
12. Other Ordinances, Resolutions, and Motions

- (a) Ordinance No. 6846 relating to development in the Wilburton Transit-Oriented Development (TOD) Area within the Wilburton/N.E. 8th Street Subarea; Amending Chapters 20.10 and 20.20 of the Land Use Code (LUC); Amending Chapter 20.25 LUC to include a new Part 20.25R governing Mixed-Use Land Use Districts; Providing support for the development of life science uses; providing for severability; and establishing an effective date.

City Manager Carlson said staff is seeking Council action on ordinances adopting the Wilburton Land Use Code Amendment (LUCA). She recalled that the Council provided feedback in May regarding several components of the plan.

Rebecca Horner, Director, Development Services Department, said staff would respond tonight to questions raised in May.

Nick Whipple, Code and Policy Director, said Ordinance No. 6846 adopts the Wilburton LUCA. Ordinance No. 6847 adopts the rezone, Ordinance No. 6848 adopts the noise control regulations and Ordinance No. 6849 adopts the sign code.

Mr. Whipple recapped the May 20 discussion with the Council. At that time, Council provided direction to eliminate the local street requirement, reduce local street and flexible access corridor widths, reduce the size of open space from 10 percent to seven percent, align master development plan phasing provisions with the Downtown approach, and include off-site affordable housing performance for commercial projects. The Council requested information regarding shared use paths and the replacement of the local streets map.

At approximately 7:25 p.m., noting technical issues, Mayor Robinson declared a break. The meeting resumed at 7:48 p.m.

Mr. Whipple said staff is seeking direction regarding fee-in-lieu vesting, flexible access standards and an upper-level stepback incentive.

Mark Poch, Deputy Director, Transportation Department, recalled the Council's direction on May 20 to maintain the 14-foot width for shared use paths. The Council also requested more information on shared use paths. The purpose of a shared use path is to define blocks and to support walking, biking, scootering and other wheeled mobility. Paths can count toward open space and must meet city, state and federal minimum standards for safety and functionality.

Mr. Whipple recalled previous Council direction to remove the local street map and to retain the local street cross-section as optional. The Council discussed the potential for replacing the street map with a 30-foot wide active transportation corridor that would be fire lane compatible.

Mr. Poch said the arterials and public transit (i.e., bus, light rail) through the Wilburton area provide the mobility needed to support an upzone of the area. The local street network provides connectivity into and within the neighborhood. Mr. Poch said the Council requested a recommendation from staff regarding the local street map. He said staff recommends against

replacing the local street map with an active transportation corridor. He said the latter can reduce development flexibility and most of those projects need on-site parking and vehicular access. Mr. Poch said the Eastrail provides an active north-south transportation spine and the Grand Connection provides an active east-west transportation spine.

Mr. Whipple said staff is seeking direction regarding fee-in-lieu vesting. He said the Council was considering allowing the fees to vest at the time of land use application instead of at the building permit issuance. He described two sample projects, office and residential, and noted that early vesting undermines the typical fee escalation that would occur based on inflation, resulting in reduced fees and a shifting of the cost burden to the public.

Mr. Whipple described a proposed alternative to vest at the time of design review decision. This would allow the City to adjust the fee one time during the full review process. The fee will vest for the life of the design review application, or three years. Applicants may extend their design review application for up to two years and the fee would be recalculated.

Mr. Whipple requested Council feedback regarding two options: A) vest at design review application, or B) vest at design review decision (fee valid for three years from design review approval).

Mr. Poch recalled Council direction to reduce the flexible access corridor from 47 feet wide to 37 feet wide. Doing so reduces the amenity zone from five feet to four feet and eliminates the zone on one side. Sidewalks are reduced from eight feet to six feet. Mr. Poch said the Council requested additional analysis of the trade-offs involved in this decision. He said amenity zones provide a safety buffer for pedestrians and support Vision Zero program goals. They enhance livability, walkability, green infrastructure, stormwater management and the tree canopy.

Mr. Poch said six-foot sidewalks are below national and municipal standards for transit-oriented development (TOD). Narrower sidewalks reduce pedestrian comfort, accessibility and street vibrancy.

Mr. Poch acknowledged there are costs for developers to provide flexible access corridors while they main gain buildable space. He said potential public costs are reduced safety, sustainability and the quality of the pedestrian environment. He noted effective alternatives including building floors over corridors and maximizing height and/or floorplate.

Mr. Whipple said the options for flexible access corridors are: A) Planning Commission's recommendation for 47-foot corridor with two vehicle lanes, six-inch curbs, two amenity zones and eight-foot sidewalks on both sides of the street, and B) 41-foot corridor with two vehicle lanes, six-inch curbs, two narrower amenity zones and two six-foot sidewalks.

Moving to the last topic, Mr. Whipple recalled that the Council directed staff to explore potential incentives for upper-level building setbacks. The policy rationale is to reduce the visual and physical impacts of tall buildings, enhance a human-scaled streetscape and improve light and air access at ground level.

Mr. Whipple said staff recommends providing the stepback amenity incentive option. Under the incentive, the developer receives 500 bonus points per five feet of stepback between the 25-foot and 55-foot building heights. The maximum stepback depth is 20 feet. The incentive would be available along required access corridors and existing streets.

Mayor Robinson said her goals for the Wilburton area have been to create a sustainable neighborhood with trees and green infrastructure that would not require owning a car. She wants to see housing affordable for a range of household income levels. She would like a walkable, bikeable, affordable, accessible and safe environment in the Wilburton neighborhood that will attract the public to enjoy the outdoors and a sense of community.

Deputy Mayor Malakoutian concurred with Ms. Robinson's vision for the Wilburton area and thanked everyone for their work.

Councilmember Bhargava expressed appreciation for all of the work by staff on the Wilburton LUCA. He thanked the Planning Commission for their review and recommendation. He thanked the community for their input and involvement in the planning process. He looks forward to creating more affordable housing in the community. He said this has been a complex process requiring careful deliberation and broad engagement. His goals for the Wilburton area are to create a TOD community that prioritizes density, housing choice, connectivity and affordability.

Councilmember Hamilton said his vision for the Wilburton area focuses on the production of housing, including more affordable housing. He acknowledged all of the work that contributed to the development of the LUCA. He thanked the public and the citizens advisory committee for their work. Mr. Hamilton thanked the Planning Commission for their thorough review and interactions with the public. He thanked City staff for their work. He thanked the Eastside Housing Roundtable for their collaboration.

Councilmember Sumadiwiryra thanked everyone for their work and input into the planning process. She appreciates getting to this point and looks forward to the implementation of the Wilburton vision.

Councilmember Nieuwenhuis thanked staff and the public for their work on the LUCA. He thanked the business community and developers for their input and suggestions. He looks forward to the development of the Wilburton neighborhood.

Councilmember Lee said Wilburton will become a connection and destination between the east and west sides of I-405. He noted the opportunities for new housing and small businesses. He said the implementation of the vision should be flexible as the neighborhood grows. He thanked everyone for their work and involvement. He looks forward to a vibrant, multi-generational neighborhood in the Wilburton TOD area.

→ Councilmember Sumadiwiryra moved to adopt Ordinance No. 6846, and Councilmember Nieuwenhuis seconded the motion.

- Councilmember Hamilton moved to amend Ordinance No. 6846 regarding fee-in-lieu vesting to substitute the language in Option A for the corresponding provisions in the ordinance as identified in the topic areas outlined in Attachment B to the agenda memo. Councilmember Nieuwenhuis seconded the motion.

Mr. Hamilton said he would also like to consider a three-year expiration and a possible one-year extension at the discretion of the Director of the Development Services Department. He expressed support for Option B.

Responding to Councilmember Bhargava, Mr. Whipple said vesting at design review provides an incentive for the applicant to keep moving through the review process. Mr. Bhargava noted his interest in maximizing the opportunity for development in the Wilburton area, especially to provide housing. Mr. Whipple noted stakeholder support for vesting at the time of design review application versus at the time of the design review decision.

Responding to Deputy Mayor Malakoutian, Mr. Whipple confirmed that the fee rate is valid for three years from the time of design review approval.

Responding to Councilmember Lee, Mr. Whipple said the catalyst program would vest the fee at the time of application and the applicant would keep the rate for two years, unless they submit a building permit application.

Mayor Robinson said her goal with affordable housing is to achieve on-site performance. She does not favor the fee-in-lieu option if it means affordable housing will be built outside of the Wilburton area. However, until the multifamily tax exemption (MFTE) program can be updated, she sees the value of the fee-in-lieu option and is leaning toward supporting Option B.

Responding to Councilmember Sumadiwiryra, Mr. Whipple provided examples of the fee savings for developers/applicants if the fee is vested earlier in the process at the time of the design review application instead of later at the design review decision. Ms. Sumadiwiryra expressed support for Option A to provide better predictability for the business community.

Responding to Councilmember Nieuwenhuis, Mr. Whipple said that under Option A, the fee would vest at the time of design review application and the three-year rule would apply. However, the three-year period would not begin until the design review decision.

Mr. Nieuwenhuis concurred with Ms. Sumadiwiryra regarding the importance of predictability for developers and builders. Mr. Nieuwenhuis said he was leaning toward supporting Option A.

Responding to Deputy Mayor Malakoutian, Mr. Whipple said he understood Councilmember Hamilton's suggestion to be to allow vesting at the time of design review application and to require, in order to maintain the fee rate, that the building permit must be issued within three years. The applicant may request a one-year extension.

- Councilmember Hamilton moved to modify Option A to include a three-year expiration on the original fee-in-lieu with a possible one-year extension, with a good cause showing,

at the discretion of the Development Services Department Director. Deputy Mayor Malakoutian seconded the motion.

→ The amendment carried by a vote of 7-0.

Mayor Robinson called for a vote on Councilmember Hamilton's first motion to amend.

→ The motion, as amended by the previous vote, carried by a vote of 6-1, with Mayor Robinson dissenting.

Mayor Robinson moved to the topic of flexible access corridors.

→ Councilmember Nieuwenhuis moved to amend Ordinance No. 6846 regarding flexible access corridors to substitute the language in Option B for the corresponding provisions in the ordinance as identified in the topic areas outlined in Attachment B to the agenda memo. Councilmember Lee seconded the motion.

Deputy Mayor Malakoutian said he believed six-foot sidewalks are too narrow and inconsistent with the vision for the Wilburton area. He expressed support for Option A, a 47-foot corridor with eight-foot sidewalks and wider amenity zones, as recommended by the Planning Commission.

Councilmember Bhargava said it is important to prioritize safety and to provide amenity zones on both sides of the corridors.

Councilmember Hamilton expressed support for Option B with a 41-foot corridor. He encouraged a strong focus on providing housing opportunities. He thanked the Planning Commission, staff, and nonprofit and market-rate housing developers for their collaboration.

Councilmember Lee said he spoke with staff regarding the options and he believes that Option B is consistent with the Vision Zero program and preferred by developers. Mr. Whipple confirmed that developers are interested in being able to maximize the housing potential and to lower the infrastructure costs.

Responding to Mr. Lee, Mr. Poch said amenity zones are critical to the goals of the Vision Zero program. Mr. Poch encouraged including amenity zones at least 4-5 feet in width. In further response, he commented on the differences in maintaining public versus private streets.

Councilmember Sumadiwirya expressed support for Option B as a good compromise. She believes developers are interested in building a vibrant community.

Councilmember Nieuwenhuis expressed support for Option B as reflected in the motion.

Mayor Robinson expressed support for the wider corridor reflected in Option A, noting that she lives in the downtown and regularly walks her dog. She is in favor of the wider sidewalks and amenity zones.

- The motion to support Option B for flexible access corridors carried by a vote of 4-3, with Mayor Robinson, Deputy Mayor Malakoutian and Councilmember Bhargava dissenting.
- Deputy Mayor Malakoutian moved to amend Ordinance No. 6846 regarding upper-level stepbacks to add the amenity incentive language as identified in the topic areas outlined in Attachment B to the agenda memo. Councilmember Lee seconded the motion.

Mayor Robinson thanked Mr. Malakoutian for the motion. Ms. Robinson commented on the stark difference in the character of buildings with and without stepbacks and in the sidewalk-level experience.

Councilmember Sumadiwirya thanked staff for developing the incentive option.

- The motion to amend carried by a vote of 7-0.

At 9:12 p.m., Mayor Robinson declared a break. The meeting resumed at 9:21 p.m.

Mr. Whipple summarized the Council's decisions. For fee-in-lieu vesting, there was an amendment to Option A to include the three-year fee vesting period with the option for a one-year extension with good cause shown. The Land Use Code will state: "In-lieu fees shall be assessed at the time a complete design review application is submitted for the applicable phase, and shall be collected at the time of building permit issuance for the applicable phase. Once assessed, the applicable phase shall vest to the in-lieu fee for a period of three years, beginning at the time that the complete design review application was submitted. The Director may grant an extension, not to exceed one year, to the vesting period of the in-lieu fee for good cause. If a complete building permit application is not submitted within the vesting period described in this subsection, as may be extended by the Director, then the in-lieu fee shall be reassessed at the then applicable rate."

Regarding flexible access corridors, Mr. Whipple said the Council selected the alternative option, which increases the width of the corridor from 37 feet to 41 feet by adding two four-foot amenity zones on both sides of the street. Regarding upper-level stepbacks, the Council adopted an amendment to provide this amenity incentive option.

- The motion to adopt Ordinance No. 6846, as amended, carried by a vote of 7-0.
 - (b) Ordinance No. 6847 relating to zoning within the Wilburton Transit-Oriented Development (TOD) Area within the Wilburton/N.E. 8th Street Subarea; Amending the land use designations for all properties within the Wilburton TOD Area for consistency with revisions to the City's Comprehensive Plan and the Wilburton Land Use Code Amendments; Providing for the termination and repeal of certain Concomitant Zoning Agreements and related ordinances that limit the applicability of the new land use designations to certain real property within the Wilburton TOD Area; and establishing an effective date.

Mr. Whipple said Ordinance No. 6847 establishes new Land Use Districts in the Wilburton area: Urban Core, Mixed-Use High Rise, Mixed-Use Mid Rise and Mixed-Use Residential Mid Rise.

Ordinance No. 6848 is the noise control ordinance to regulate noise in the Wilburton area consistent with regulations in the BelRed, Downtown and East Main areas. Ordinance No. 6849 regulates signage in the Wilburton area consistent with the Downtown and East Main areas.

- Councilmember Lee moved to adopt Ordinance No. 6847, and Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 7-0.
- (c) Ordinance No. 6848 relating to noise control; Amending Section 9.18.025 of the Bellevue City Code (BCC) to incorporate the new Mixed Use Land Use Districts, UC, MU-H, MU-M, and MUR-M, into the Noise Control Code, Chapter 9.18 BCC; and establishing an effective date.
- Councilmember Nieuwenhuis moved to adopt Ordinance No. 6848, and Councilmember Bhargava seconded the motion.
- The motion carried by a vote of 7-0.
- (d) Ordinance No. 6849 relating to signs; Amending Sections 22B.10.025 and 22B.10.030 of the Bellevue City Code (BCC) to incorporate and regulate the new Mixed Use Land Use Districts (UC, MU-H, MU-M, and MUR-M) into the City's Sign Code, Chapter 22B.10 BCC; Repealing Section 83 of Ordinance No. 6839; Amending the effective date of Sections 77 through 82 and Sections 84 through 108 of Ordinance No. 6839, relating to certain amendments to development regulations concerning signs; Providing for severability; and Establishing an effective date.
- Councilmember Hamilton moved to adopt Ordinance No. 6849, and Councilmember Nieuwenhuis seconded the motion.
- The motion carried by a vote of 7-0.

Councilmember Hamilton said the actions taken tonight represent investments in the community that will reap benefits for years to come. He said the Wilburton LUCA needs some structural support to produce the affordable housing the City wants to see as soon as possible. He noted the importance of the proposed MFTE program "supercharger" and the ability to layer incentives.

Mayor Robinson said she would like to review the MFTE program as soon as possible. She would like to consider how to incorporate taller buildings into the program.

Councilmember Nieuwenhuis concurred that the MFTE program is critical to providing affordable housing.

Councilmember Bhargava said it is important to maximize the production of housing.

Councilmember Sumadiwiryra expressed support for updating the MFTE program as soon as possible.

Councilmember Lee thanked everyone for their work and congratulated them on this accomplishment.

Councilmember Hamilton said he would like the Council to direct staff to develop options that respond to concerns that all of the City's non-conforming provisions in the Land Use Code are not working well for phased developments under a master development plan (MDP). He suggested the Council consider changing the code to ensure that phases of development within a MDP are not inadvertently or prematurely treated as non-conforming, and that existing uses can continue to operate without unnecessary reinvestment until they are ready to redevelop.

Mr. Hamilton said he would like to see a single consistent standard for affordable housing units provided through the MFTE program or in the Land Use Code. He said the standards should, to the extent allowed by state law, be aligned and not contradictory. He said it is important to ensure that applicants are able to clearly understand and comply with the affordability standards without confusion.

Councilmember Sumadiwiryra concurred with the importance of providing clear standards and addressing non-conforming provisions.

Deputy Mayor Malakoutian concurred with Mr. Hamilton's suggestions for further analysis.

13. Written Reports: None.

14. Unfinished Business: None.

15. New Business: None.

16. Executive Session: None.

17. Adjournment

At 9:38 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw