



Bellevue Planning Commission

A Resolution of the Planning Commission
May 10, 2023

ADU Reform Land Use Code Amendment Recommendation

AYE	NAY	ABSENT	
			Carolynn Ferris, Chair
			Vishal Bhargava, Vice-Chair
			Karol Brown
			Mohammad Malakoutian
			Craighton Goepppele
			Luisa Cuellar-Calad
			Anne Morisseau
On the motion of:			
Seconded by:			
The following resolution was adopted:			

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-2 encourages revising standards for accessory dwelling unit (ADU) development to spur their development; and

WHEREAS, the Bellevue City Council initiated processing of this Land Use Code Amendment to remove barriers to, and encourage construction of, attached ADUs, and to create a mechanism for separate ownership of ADUs, on January 17, 2023; and

WHEREAS, Comprehensive Plan Policy HO-15 promotes attached accessory dwelling unit development in Bellevue, subject to certain standards; and

WHEREAS, the Washington State Legislature adopted House Bill (HB) 1337 during the 2023 legislative session, which has been delivered to the Governor for signature and mandates that Cities and Counties allow for ADUs in all residential neighborhoods and remove certain restrictions on their development; 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



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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 attached ADUs; and

WHEREAS, the Land Use Code currently permits attached ADUs as a subordinate use to single-family residences, but additional requirements for owner occupancy, design controls, parking, and other provisions create barriers to their construction and are not consistent with the requirements of HB 1337; and

WHEREAS, the Development Services Department sought input from stakeholders and the public by holding a virtual information session on February 28, 2023, and encouraging public participation for the proposed Land Use Code amendment on its website; and

WHEREAS, the Planning Commission a study session on March 22, 2023 to discuss the proposed land use code amendment to remove barriers to attached ADUs; 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 April 20, 2023; and

WHEREAS, after providing legally-required public notice, the Planning Commission held a public hearing on May 10, 2023, for the ADU reform 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 ADU REFORM LAND USE CODE AMENDMENT (FILE NO. 23-102618-AD).

Carolynn Ferris, Chair

Date

Thara Johnson, staff liaison

Date