



Bellevue Planning Commission

A Resolution of the Planning Commission
January 13, 2021

Unit Lot Subdivision 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
On the motion of: Text Amendment to the Land Use Code to establish provisions for Unit Lot Subdivisions within Land Use Districts where multifamily development is currently allowed 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.			
The following resolution was adopted: January 13, 2021			

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, the City of Bellevue Comprehensive Plan Policies HO-11, HO-12, HO-17, and LU-15 encourage housing opportunities throughout the city and support a range of housing choices for different household types, and income levels; 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 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



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WHEREAS, the City seeks to respond to and mitigate the affordable housing crisis pursuant to the AHS by removing barriers to townhouse-style development and encourage infill development in Bellevue, thereby increasing the housing stock available within the City; and

WHEREAS, the Land Use Code currently permits townhouse-style development as condominiums for which subdivision is not possible due to conflicts with dimensional standards in the Land Use Code; and the adoption of the unit lot subdivision provisions in the Land Use Code would allow for the subdivisions of such housing types and therefore expand fee-simple homeownership opportunities in Bellevue; and

WHEREAS, the Planning Commission held a study session on December 9, 2020, to discuss the proposed land use code amendment to provide for unit lot subdivisions; 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 determined that this proposal will not result in any probable, significant, adverse impact and as such a final threshold determination of non-significance was issued on December 17, 2020; and

WHEREAS, the Planning Commission held a public hearing on January 13, 2021 for the unit lot subdivision 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 UNIT LOT SUBDIVISION LAND USE CODE AMENDMENT (20-105150-AD).

A large, stylized handwritten signature in black ink, appearing to be "Radhika Moolgavkar".

Radhika Moolgavkar, Chair

A handwritten signature in black ink, appearing to be "Thara Johnson".

Thara Johnson, staff liaison

1/13/2021

Date

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Date