



Bellevue Planning Commission

A Resolution of the Planning Commission July 22, 2026

Parking Reform Land Use Code Amendment Recommendation

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

WHEREAS, in 2024 and 2025, the Washington State Legislature passed, and the Governor signed into law, Senate Bill (SB) 6015, SB 5184, and House Bill (HB) 1491, which collectively standardize parking stall dimensions and certain other development standards for parking lots and parking structures, establish maximum allowable minimum parking requirements for certain residential and nonresidential uses citywide, and limit the circumstances under which minimum parking requirements may be imposed within light rail and bus rapid transit station areas; and

WHEREAS, this Land Use Code Amendment represents the implementation of these recent changes to state law into the City of Bellevue Land Use Code to ensure compliance with statewide parking regulations; and

WHEREAS, the Bellevue City Council initiated processing of this Land Use Code Amendment on January 13, 2026; and

WHEREAS, Comprehensive Plan Policy LU-25 encourages private developers of adjacent or nearby properties to execute agreements to provide joint use and funding of shared parking facilities.

WHEREAS, Comprehensive Plan Policy LU-32 encourages reducing parking requirements in areas with good access to transit and active transportation facilities and prioritize parking options to serve the community with special needs; and



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WHEREAS, Comprehensive Plan Policy HO-16 encourages evaluation of the housing cost and supply implications of proposed regulations, policies and procedures and ensure that new regulations, policies and procedures promote affordability and housing diversity within the city; and

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.

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 conducted public outreach throughout the Land Use Code Amendment process by providing project information on its website and encouraging public participation through informational sessions, in person and virtual open houses, and data walkthroughs to inform the public and gather community feedback; and

WHEREAS, the Planning Commission held a study session on February 25, 2026 and June 24, 2026, to discuss the proposed Parking Reform Land Use Code Amendment; 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 issued a final threshold determination of non-significance on July 8, 2026;

WHEREAS, after providing legally required public notice, the Planning Commission held a public hearing on July 22, 2026, for the proposed Parking Reform 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 PARKING REFORM LAND USE CODE AMENDMENT (FILE NO. 26-114039 AD).

Jonny Lu, Chair

Date

Katherine Nesse, Staff Liaison

Date