



Bellevue Planning Commission

A Resolution of the Planning Commission
 April 23, 2025

Middle Housing Land Use Code Amendment Recommendation

AYE	NAY	ABSENT	
			Craighton Goepple, Chair
			Vacant, Vice-Chair
			Andres Villaveces
			Jonny Lu
			Carolynn Ferris
			Vishal Bhargava
			Negin Khanloo
On the motion of:			
Seconded by:			
The following resolution was adopted:			

WHEREAS, the Washington State Legislature Adopted House Bills (HB) 1110 and 1337 during the 2023 legislative session, which mandates that Cities and Counties adopt regulations to allow middle housing and accessory dwelling units, as well as certain minimum densities; and

WHEREAS, the Bellevue City Council initiated processing of this Land Use Code Amendment to allow middle housing and accessory dwelling units on January 17, 2023; and

WHEREAS, Comprehensive Plan Policy LU-4 promotes a land use pattern integrated with a multimodal transportation system; and

WHEREAS, Comprehensive Plan Policy LU-10 works toward a land use pattern that makes it possible for people to live closer to where they work regardless of household income; and

WHEREAS, Comprehensive Plan Policy LU-20 supports development of compact, livable and walkable mixed-use centers in BelRed, Eastgate, Factoria, Wilburton, East Main and Crossroads; and

WHEREAS, Comprehensive Plan Policy LU-28 provides for a mix of housing, office, service and retail uses in a compact walkable development pattern that optimizes the benefits of transit investment in Bellevue’s mixed-use areas; and

WHEREAS, Comprehensive Plan Policy LU-47 implements land use patterns that promote walking, bicycling, or other active transportation modes in order to increase public health; and



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WHEREAS, Comprehensive Plan Policy HO-17 allows attached and detached accessory dwelling units in residential and mixed-use areas with the ability to be rented or sold individually; 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; and

WHEREAS, Comprehensive Plan Policy HO-19 ensures that policies and regulations allow for middle scale housing, such as duplexes, triplexes, fourplexes, townhomes, small apartment buildings, cottage housing, and courtyard apartments; and

WHEREAS, Comprehensive Plan Policy HO-35 creates opportunities to require or incentivize affordable housing when increases to development capacity are made; 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 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 encouraged public participation and provided information on the land use code amendment on its website; and

WHEREAS, the Planning Commission held study sessions on October 9, 2024, February 12, 2025, March 12, 2025, and April 23 to discuss the proposed middle housing land use code amendment; and

WHEREAS, after providing legally required public notice, the Planning Commission held a public hearing on April 9 for the objective design 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 MIDDLE HOUSING LAND USE CODE AMENDMENT (FILE NO. 24-103771-AD).

Craighton Goeppele, Chair

Date

Katherine Nesse, staff liaison

Date