



# Bellevue Planning Commission

December 8, 2021

## PLANNING COMMISSION PUBLIC HEARING ITEM

### **SUBJECT**

Public Hearing on a proposed Land Use Code Amendment (LUCA) for general clean-ups to improve clarity and internal Land Use Code (LUC) consistency, and correct inaccurate or outdated citations. File No. 21-118294-AD.

### **STAFF CONTACT(S)**

Kristina Gallant AICP, Senior Planner, 452-6196

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*Development Services Department*

### **POLICY ISSUES**

The proposed LUCA is to amend Land Use Code (LUC) chapters 20.10 Land Use Districts, 20.20 General Development Requirements, 20.25 Special and Overlay Districts, 20.30 Permits and Decisions, and 20.50 Definitions for general clean-ups to improve clarity and internal LUC consistency, and correct inaccurate or outdated citations.

### **DIRECTION NEEDED FROM THE PLANNING COMMISSION**

#### **ACTION**



#### **DIRECTION**



#### **INFORMATION ONLY**



Staff requests that the Planning Commission hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA.

### **BACKGROUND/ANALYSIS**

The content of the LUCA was reviewed and discussed in one study session on October 27. During the study session, the Planning Commission directed staff to schedule the LUCA for Public Hearing and asked for minor changes to a graphic in Part LUC 20.25A LUC related to compatible parking structures. The Staff Report describing the background and review process, including demonstrating the LUCA's compliance with the decision criteria, is included with this Memorandum as Attachment A. The revised graphic requested by the Planning Commission is included in the proposed LUCA strike-draft as Attachment B.

On November 15, the City Council adopted Ordinance 6616 relating to residential occupancy limits. Following adoption, staff identified an additional clean-up amendment related to Ordinance 6616. The proposed clean-up LUCA now includes a revision to the City's home occupation permit decision criteria in LUC 20.30N.140 to respond to Ordinance 6616. This revision would align occupancy limits for Boarding Houses and Bed and Breakfasts with the recently adopted Ordinance. The proposed LUCA will also correct inaccurate/outdated references and numbering errors, address internal LUC consistency and improve clarity. The LUCA will amend chapters 20.10 Land Use Districts, 20.20 General Development Requirements, 20.25 Special and Overlay Districts, 20.30 Permits and Decisions, and 20.50 Definitions.

### **East Bellevue Community Council (EBCC) Courtesy Hearing**

The EBCC held a courtesy hearing on the proposed LUCA on November 2. Following a staff presentation and courtesy hearing, staff responded to clarifying questions regarding the proposed amendments. EBCC members did not share any concerns regarding the proposed amendments.

### **Public Engagement**

Notice of this LUCA was consistent with Chapter 20.35 LUC procedural requirements to provide opportunities for public comment. The LUCA Application was published on September 16, 2021 in the Weekly Permit Bulletin, and availability of the Weekly Permit Bulletin was noticed in the Seattle Times. The public hearing notice was published on November 18, 2021 in the same publications. Both notices were provided to members of the East Bellevue Community Council and others who have subscribed to review the Weekly Permit Bulletin.

### **Anticipated Schedule**

The anticipated timeline for processing the LUCA with the Planning Commission will occur between October and December, and with the City Council in 2022. The anticipated timeline for processing the LUCA is as follows:

- Planning Commission Study Session: October 27
- EBCC Courtesy Public Hearing: November 2
- Planning Commission Public Hearing and Recommendation: December 8
- City Council Study Session: To be scheduled
- City Council Action: To be scheduled
- EBCC Public Hearing and Approval/Disapproval: To be scheduled

### **ATTACHMENT(S)**

- A. Staff Report
- B. Strike-Draft of Proposed LUCA
- C. Planning Commission Resolution