



# Bellevue Planning Commission

A Resolution of the Planning Commission  
 October 23, 2024

**Existing Building Redevelopment Land Use Code Amendment Recommendation**

AYE	NAY	ABSENT	
X			Craighton Goeppeler, Chair
	X		Luisa Cuellar-Calad, Vice-Chair
	X		Andres Villaveces
X			Jonny Lu
X			Carolynn Ferris
	X		Vishal Bhargava
X			Negin Khanloo
On the motion of: Commissioner Ferris			
Seconded by: Commissioner Lu			
The following resolution was adopted:			

WHEREAS, the Washington State Legislature Adopted House Bill (HB) 1042 during the 2023 legislative session, which mandates that Cities and Counties allow for the creation of additional housing units in existing buildings ; and

WHEREAS, the Bellevue City Council initiated processing of this Land Use Code Amendment to encourage the redevelopment of existing buildings on July 16, 2024; and

WHEREAS, Comprehensive Plan Policy LU-3 prioritizes developing under-developed land over vacant land; and

WHEREAS, Comprehensive Plan Policy LU-10 promotes a land use pattern that makes it possible for people to live closer to where they work; and

WHEREAS, Comprehensive Plan Policy H0-13 encourages incentives to encourage residential development in mixed-use areas; and

WHEREAS, Comprehensive Plan Policy H0-14 promotes zoning ordinances that encourage an increase in housing supply; and

WHEREAS, Comprehensive Plan Policy H0-18 promotes housing density, choice, and affordability in areas served by frequent transit, businesses, and employment areas; and



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WHEREAS, Comprehensive Plan Policy H0-22 encourages the allowance of innovative housing types; and

WHEREAS, Comprehensive Plan Policy H0-23 promotes climate-friendly housing that minimizes energy and resource use; 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 a study session on September 25, 2024 to discuss the proposed land use code amendment encouraging the redevelopment of existing buildings; and


WHEREAS, after providing legally required public notice, the Planning Commission held a public hearing on October 23, 2024, for the redevelopment of existing buildings 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 REDEVELOPMENT OF EXISTING BUILDINGS LAND USE CODE AMENDMENT (FILE NO. 24-123266 AD).

  
Craighton Goepple, Chair

12/18/2024  
Date

  
Thara Johnson, staff liaison

12/18/2024  
Date