



# Bellevue Planning Commission

May 9, 2018

## PLANNING COMMISSION PUBLIC HEARING ITEM

### **SUBJECT**

Public Hearing on Land Use Code Amendment (LUCA) necessary to achieve consistency with the new Downtown, Part 20.25A of the Land Use Code (LUC), and Eastgate LUC amendments, and for general clean-ups to correct omissions and/or internal conflicts within the LUC and between the LUC and the Bellevue City Code (BCC). File No. 17-131156-AD.

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

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*Development Services Department*

### **POLICY ISSUES**

The suggested LUCA is necessary to achieve consistency with the new Downtown, Part 20.25A LUC, and Eastgate LUC amendments, and for general clean-ups to correct omissions and/or internal conflicts within the LUC and between the LUC and the BCC.

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

#### **ACTION**



#### **DIRECTION**



#### **INFORMATION ONLY**



The Planning Commission will hold a public hearing on the draft LUC, and following consideration of the testimony provided at the hearing and discussion, the Commission will be asked to recommend to the City Council approval of the draft LUCA.

### **BACKGROUND/ANALYSIS**

In the March 28 study session, the Planning Commission was introduced to the recommended LUCA (Attachment 1). The LUCA is required to achieve consistency with the newly adopted Downtown, Part 20.25A LUC, and Eastgate LUC amendments, and for general clean-ups to provide clarity and ease of administration of the LUC. After this introduction and discussion, the Commission directed the public hearing be scheduled for May 9, 2018 to receive comments and consider the recommended LUCA.

A Staff Report was prepared and made available with the notice for this public hearing (Attachment 2). This Staff Report provides information and analysis regarding the content of the draft LUCA; the reasons this LUCA is necessary, including a historical summary on the new Downtown and Eastgate LUC amendments; the review process and public noticing; how the LUCA meets the applicable decision criteria; and staff's recommendation to approve the draft LUCA.

After the publication of the Staff Report, one additional cleanup item was raised concerning the required location of 20-foot landscape buffer in LUC 20.25D.110.C.2. The amendment clarifies that the landscape buffer must be provided along the interior property line of a district abutting BR-R district and along the interior property line of the BR-ORT district abutting any non-BelRed Land Use District.

Following the public hearing, the Commission will be asked to transmit to the City Council a recommendation for the LUCA adoption; or a recommendation for the LUCA adoption with modifications. During a subsequent public meeting (potentially in June 2018), the City Council will consider the recommended LUCA, along with the Planning Commission's recommendation, and may take final action on the LUCA. If the Council adopts LUCA ordinance, the documents will be forwarded to the Washington State Department of Commerce (Commerce) pursuant to the Growth Management Act (GMA).

#### **OPTIONS**

1. Recommend to the City Council approval of the draft LUCA.
2. Provide an alternative direction to staff.

#### **RECOMMENDATION**

Option 1.

#### **ATTACHMENT(S)**

1. Draft 2018 Conformance Amendments
2. Staff Report