



MEMORANDUM

DATE: March 2, 2021

TO: Chair Hummer and Members of the East Bellevue Community Council

FROM: Trisna Tanus, Consulting Attorney
Nick Whipple, Senior Planner
Development Services Department

SUBJECT: Unit Lot Subdivision LUCA Public Hearing – Ordinance No. 6568

I. Introduction

On March 2, the East Bellevue Community Council (EBCC) will hold a public hearing and take action on Ordinance No. 6568 amending the Land Use Code (LUC) to establish provisions in Chapter 20.45A Platting and Subdivisions and Chapter 20.45B Short Plats and Short Subdivisions for Unit Lot Subdivisions within Land Use Districts where multifamily development is currently allowed. The City Council adopted Ordinance No. 6568 on February 16. A copy of the Ordinance is provided as Attachment A.

II. Discussion

A. Background

Ordinance No. 6568 is a Land Use Code Amendment (LUCA) to establish Unit Lot Subdivisions in the City to allow for individual townhouse units to be owned in fee simple as an alternative to condominium ownership. Fee simple ownership means absolute title in improvements of the townhouse unit and the land. A strike-draft of the LUCA is provided as Attachment B.

At the February 1 City Council Study Session, the City Council was introduced to Ordinance No. 6568 and after discussion, Council directed staff to prepare the ordinance for final adoption on February 16. The City Council adopted Ordinance No. 6568 on February 16.

On February 2, the EBCC held its courtesy hearing on the Unit Lot Subdivision LUCA. At the March 2 meeting, the EBCC is being asked to hold a public hearing and take action on Ordinance No. 6568.

B. Code Amendment Review Process

On December 9, 2020 the Planning Commission reviewed the LUCA to establish provisions for Unit Lot Subdivisions within Land Use Districts where multifamily development is currently allowed. A public hearing before the Planning Commission occurred on January 13 and the Planning Commission decided to recommend adoption of the LUCA without modification.

On February 16, the City Council took final action to adopt Ordinance No. 6568. The EBCC is now being asked to hold a public hearing and take action on this ordinance. Notice of the public hearing before the EBCC was provided in the Weekly Permit Bulletin on February 18 and the Seattle Times on February 23.

C. EBCC Jurisdiction

The EBCC jurisdictional area contains properties that are within commercial and multifamily land use districts that allow townhouse-style development. A map of the City's land use districts, with the EBCC jurisdictional area delineated, is provided in Attachment C.

III. Proposed Land Use Code Amendment

The Land Use Code Amendment analysis as well as the comprehensive plan analysis is included in the Unit Lot Subdivision LUCA Staff Report as Attachment D.

IV. Action requested of the EBCC

The EBCC is requested to hold a public hearing on the Unit Lot Subdivision LUCA Ordinance No. 6568. Following the public hearing, the EBCC is requested to adopt Resolution No. 589 approving City Council Ordinance No. 6568.

Staff will be present at the March 2 public hearing to answer any questions the EBCC members may have. If there are questions prior, please contact Nick Whipple, 452-4578 or at nwhipple@bellevuewa.gov.

ATTACHMENTS:

- A. Ordinance No. 6568
- B. Strike-Draft of Unit Lot Subdivision LUCA
- C. Map of City's Land Use Districts with EBCC Jurisdictional Area Delineated
- D. Unit Lot Subdivision LUCA Staff Report