



DATE: August 3, 2021

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

FROM: Trisna Tanus, Consulting Attorney
Kristina Gallant, Senior Planner
Development Services Department

SUBJECT: Public Hearing – Ordinance No. 6589

I. Introduction

On August 3, the East Bellevue Community Council (EBCC) will hold a public hearing and take action on Ordinance No. 6589 amending Land Use Code (LUC) chapters 20.20 and 20.50, as applied within the East Bellevue Community Council's jurisdictional area, to establish reduced minimum parking standards for certain housing developments within one-quarter mile of frequent transit service; providing for severability; and establishing an effective date.

II. Discussion

A. Background

On July 19, the City Council adopted Ordinance No. 6589, a Land Use Code Amendment (LUCA), applicable to the EBCC jurisdictional area, to establish reduced minimum parking standards for certain housing developments located within one-quarter mile of frequent transit service (Attachment A). The Ordinance was necessary for conformance with RCW 36.70A.620 and RCW 36.70A.698 for the EBCC jurisdictional area. A redlined strike-draft of the LUCA is provided as Attachment B.

B. Code Amendment Review Process

On April 26, the City Council adopted Ordinance No. 6575, which amended the LUC to establish lower minimum parking requirements for certain housing developments near frequent transit service (Attachment C). Along with other provisions, this Ordinance set different tiers of eligibility for frequent transit service, either one-quarter or half-mile distance to transit stops from the residential development.

On May 4, pursuant to LUC 20.35.450, the EBCC held a public hearing on Ordinance No. 6575 and, after the public hearing, voted to disapprove the Ordinance by Resolution No. 591. (Attachment D). The result of the EBCC disapproval decision was that Ordinance No. 6575 was not effective within the EBCC jurisdictional area, and that the applicable LUC in the EBCC jurisdictional area was not in conformance with RCW 36.70A.620 and RCW 36.70A.698.

On July 6, the EBCC adopted Resolution No. 592, which clarified the EBCC's rationale for disapproval of Ordinance No. 6575 and conveyed to Council the EBCC's willingness to approve

new, lower minimum residential parking requirements for certain housing near frequent transit service consistent with Ordinance No. 6575, provided that the new, lower minimum residential parking requirements only apply within a quarter mile of frequent transit service within the EBCC jurisdictional area. (Attachment E).

Consistent with the EBCC's intent in Resolution No. 592, Ordinance No. 6589 amended chapters 20.20 and 20.50 of the LUC, as applied within the EBCC's jurisdictional area, to establish lower minimum parking requirements for certain housing developments within one-quarter mile of frequent transit service. If approved by the EBCC, this Ordinance would conform the applicable LUC in the EBCC jurisdictional area with RCW 36.70A.620 and RCW 36.70A.698.

On August 3, the EBCC is being asked to hold a public hearing and adopt a resolution to approve Ordinance No. 6589. Notice of the EBCC public hearing was provided in the Weekly Permit Bulletin on July 22 and the Seattle Times on July 26.

C. EBCC Jurisdiction

The EBCC jurisdictional area contains transit stops with service meeting the criteria for frequent transit service defined under Ordinance No. 6589. A map of these stops and the areas where certain development is eligible for reduced minimum residential parking requirements, with the EBCC jurisdictional area delineated (Attachment F).

III. Decision Criteria

LUC 20.30J.135 establishes the decision criteria for an application to amend the text of the LUC. Those criteria have been analyzed and addressed in the February 24 Staff Report.

IV. Action requested of the EBCC

The EBCC is requested to hold a public hearing on Ordinance No.6589. Following the public hearing, the EBCC is requested to adopt Resolution No. 593 approving Ordinance No. 6589.

Staff will be present at the August 3 public hearing to answer any questions the EBCC members may have. If there are questions prior to this meeting, please contact Kristina Gallant, 452-6196 or at kgallant@bellevuewa.gov.

ATTACHMENTS:

- A. Ordinance No. 6589
- B. Strike-Draft of LUCA
- C. Ordinance No. 6575
- D. EBCC Resolution No. 591
- E. EBCC Resolution No. 592
- F. Reduced Minimum Parking Eligibility Map, with EBCC Area Delineated