



Bellevue Planning Commission

October 27, 2021

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

Study Session 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(LUCA) for general clean-ups to improve clarity and internal Land Use Code (LUC) consistency, and correct inaccurate or outdated citations.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)

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POLICY ISSUES

The purpose of 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, and 20.50 Definitions for general clean-ups to improve clarity and internal LUC consistency, and correct inaccurate or outdated citations.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

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DIRECTION

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INFORMATION ONLY

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Staff will be presenting all components of the proposed LUCA in one study session. Following review and discussion, the Planning Commission will be asked to schedule a public hearing for December 8 on the proposed LUCA.

BACKGROUND/ANALYSIS

About every other year, the City undertakes general clean-ups to the LUC to improve clarity and internal consistency, and correct inaccurate or outdated citations. These amendments are minor in nature and are limited to items that are not substantive, do not address policy issues, or warrant independent LUCAs.

Components of Proposed LUCA

This package of proposed amendments will correct inaccurate/outdated references and numbering errors, address internal LUC consistency and improve clarity.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, and 20.50 Definitions (Attachment A). The proposed amendments have been grouped into two categories, summarized below.

References and Numbering

The proposed LUCA includes corrections to outdated references and numbering errors in the following sections of the LUC:

- 20.10.200: Removes reference to the Sammamish Community Council (dismantled in 2001)

- 20.20.255.C: Updates reference to correct figure in the Comprehensive Plan
- 20.20.900.E.1: Updates to correct section reference in the Bellevue City Code (BCC)
- 20.50.016: Removes outdated definition
- 20.50.034: Removes outdated definition
- 20.50.036: Updates outdated reference from Uniform Building Code (UBC) to International Existing Building Code (IEBC)

Internal Consistency and Clarity

The proposed LUCA includes several corrections to address internal consistency issues and improve clarity.

- LUC 20.25A.010.A.3: Removes LUC 20.20.520 (Landscape Development) from the list of sections inapplicable to Downtown, Part 20.25A LUC. Other sections in Part 20.25A LUC reference LUC 20.20.520 to vary or supplement landscape requirements applicable to Downtown.
- LUC 20.25A.080.B: Adds a footnote to the parking requirements table referencing the amenity incentive system, which includes reduced minimum parking standards for affordable housing. This amendment would not change any parking standards or the amenity incentive system and has only been proposed for clarity.
- LUC 20.25A.170.A.8.b: Updates a figure depicting standards for compatible parking structures near urban streetscapes in Downtown for consistency with the text in LUC 20.25A.170.A.8.b.i.
- LUC 20.25P.085.A.3.d: Removes an unintentional restriction for the uses of the entire ground floor, rather than just the uses along the building frontage facing a street identified in LUC 20.25P.090.A.3.

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 notice was also provided to members of the East Bellevue Community Council and others who have subscribed to review the Weekly Permit Bulletin.

Anticipated Schedule

The Planning Commission will be introduced to and asked to consider the proposed LUCA. The anticipated timeline for processing the LUCA is as follows:

- Planning Commission Study Session: October 27
- EBCC Courtesy Public Hearing: November 2 (tentative)
- Planning Commission Public Hearing and Recommendation: December 8 (tentative)
- City Council Study Session: January 2022 (to be scheduled)
- City Council Action: January (to be scheduled)
- EBCC Public Hearing and Approval/Disapproval: February (to be scheduled)

ATTACHMENT(S)

A. Strike-Draft of Proposed LUCA