



DATE: November 2, 2021

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

FROM: Nick Whipple, Planning Manager  
Kristina Gallant, Senior Planner  
*Development Services Department*

SUBJECT: Courtesy Hearing – Clean-Up Land Use Code Amendment

## I. Introduction

On November 2, the East Bellevue Community Council (EBCC) will hold a courtesy hearing on a Land Use Code Amendment (LUCA) 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and 20.50 Definitions for general clean-ups to improve clarity and internal LUC consistency, and correct inaccurate or outdated citations. File No. 21-118294-AD.

## II. Discussion

### A. Proposed LUCA

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the City undertakes general clean-ups to the LUC to improve clarity and internal consistency, and correct inaccurate or outdated citations.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. 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The proposed LUCA includes corrections to outdated references and numbering errors in the following sections of the LUC:

- LUC 20.10.200: Removes reference to the Sammamish Community Council (dismantled in 2001)
- LUC 20.20.255.C: Updates reference to correct figure in the Comprehensive Plan
- LUC 20.20.900.E.1: Updates to correct section reference in the Bellevue City Code (BCC)
- LUC 20.50.016: Removes outdated definition
- LUC 20.50.034: Removes outdated definition
- LUC 20.50.036: Updates outdated reference from Uniform Building Code (UBC) to International Existing Building Code (IEBC)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.

### **B. Code Amendment Review Process**

The Planning Commission will review the LUCA in one study session on October 27. At the study session, staff will request the Planning Commission to direct staff to prepare and schedule the LUCA for public hearing.

The EBCC is now being asked to hold a courtesy hearing. Notice of the courtesy hearing before the EBCC was provided in the Weekly Permit Bulletin on October 21 and the Seattle Times on October 25. The timing of this courtesy hearing ahead of the Planning Commission public hearing will enable the EBCC to transmit their comments directly to the Planning Commission.

Following the Planning Commission's public hearing, staff will request the Planning Commission to make a recommendation to the City Council on the LUCA. Staff will then introduce the LUCA to the City Council in a study session, with final action to occur at a separate future meeting. The EBCC will be asked to hold a public hearing and approve/disapprove the ordinance adopting the LUCA after the City Council takes final action.

### **III. Action requested of the EBCC**

The EBCC is requested to hold the courtesy hearing on the LUCA. Staff will be present at the November 2 courtesy hearing to answer any questions the EBCC may have. If there are questions before this meeting, please contact Kristina Gallant, 452-6196 or at [kgallant@bellevuewa.gov](mailto:kgallant@bellevuewa.gov).

### **ATTACHMENTS:**

A. Strike-Draft of LUCA