

Development Services

Bellevue Development Committee

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October 10, 2023



Agenda

1. Welcome
2. Permit Timelines Update
3. Items from Previous Meeting
4. Code and Policy Update
5. City Feedback
6. Development Community Feedback
7. Closing & Next Meeting



Welcome





Permit Timelines Update



Permit Timelines

1. What are the current permit target timelines?

Answer:

- For project permits the city is evaluating the Local Project Review Act amendments from Senate Bill 5290.
- For other permits, the city has established first review decision targets.

2. Does the city have targets established for revision cycles?

Answer: In most cases we attempt to review revisions in a shorter timeframe than the first review decision target.

Permit Examples

Permit Type	First Review Target (Calendar Days)
Single Family New	21
Single Family Alteration	14
Tenant Improvement	14
Tenant Improvement New Use	21
Fire, Mech, Plumbing, Electrical	14
Fire, Mech, Plumbing, Electrical with Major Projects	35
Signs	14



Permit Timelines

3. For complex projects does the city have established targets?

Answer:

- The city uses an estimated timeline schedule to map permit dependencies and establish goals for complex projects.
- For project permits the city is evaluating the Local Project Review Act amendments from Senate Bill 5290.



Permit Timelines

4. Does the city have decision targets established?

Answer: For project permits the city is evaluating the Local Project Review Act amendments from Senate Bill 5290.

5. Does the city have a target for number of revision cycles?

Answer: In general no. However, the city has reported on the average number of revision cycles for single family permits in the past with a goal of 3 or less.



Permit Timelines

6. Does the city track permit expiration timelines and have data to share on that?

Answer: Permit expiration is tracked at the individual permit level based on the applicable code provisions.

7. Does the city track the time it takes to issue a permit once review has been completed?

Answer: Not currently, although we may consider this in the future.



Other Metrics and Measures

8. Does the city track failed inspections?

Answer: Data is collected for all inspection results. Inspectors do have discretion to allow for partial approvals when corrections are cited.

9. What can the development community provide to the city in terms of data or metrics that might be helpful?

Answer:

- Development forecast data and indicators
- Encourage Customer Experience Program survey responses



Questions and Discussion



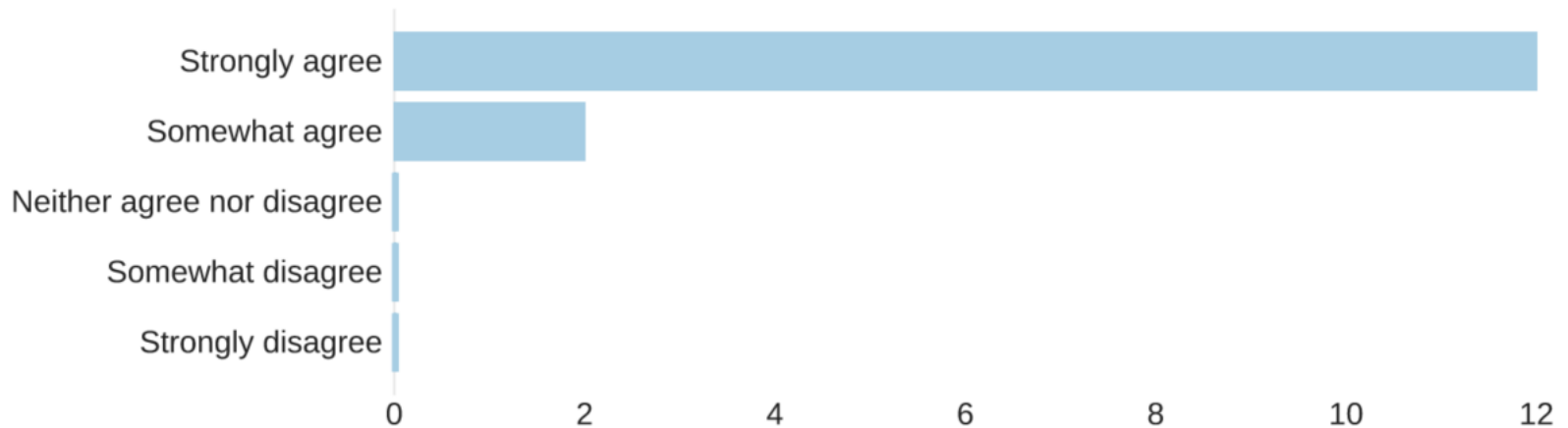
Items From Previous Meeting



September Meeting

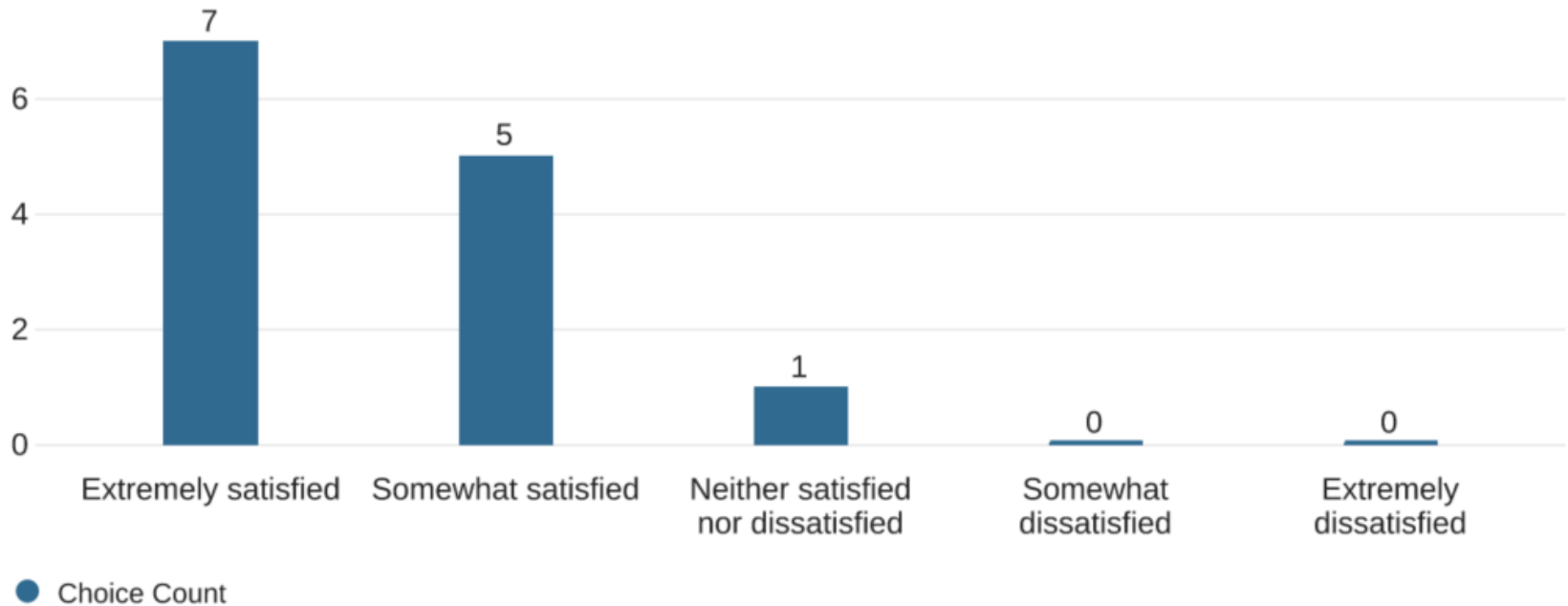
The Bellevue Development Committee (BDC) meeting was facilitated well

14 Responses



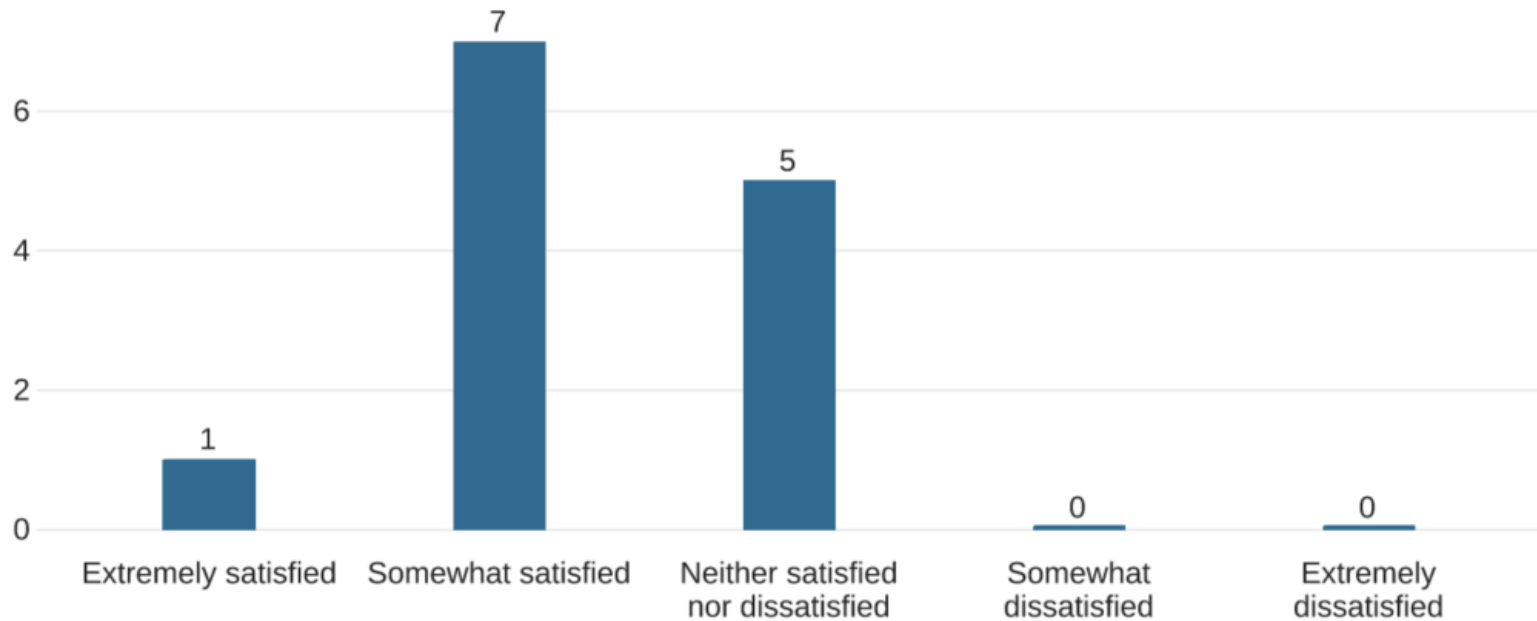
September Meeting

How satisfied or dissatisfied are you today with the Bellevue Development Committee?



September Meeting

How satisfied or dissatisfied are you as a customer of Development Services?



● Choice Count



Workplan Update



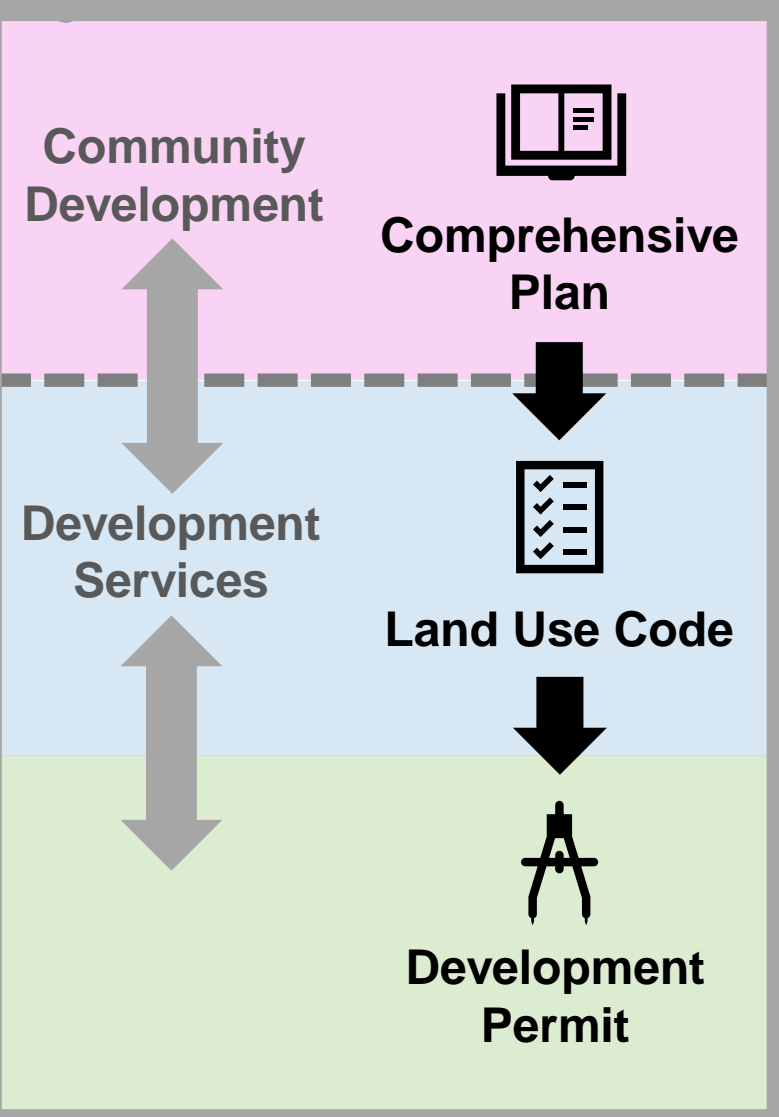
Subcommittees Open Discussion



Code and Policy Update



Policy → Code → Permit



Policies

- High-level vision and priorities and baseline expectations for future development
- Flexible to ensure responsive regulations are implemented

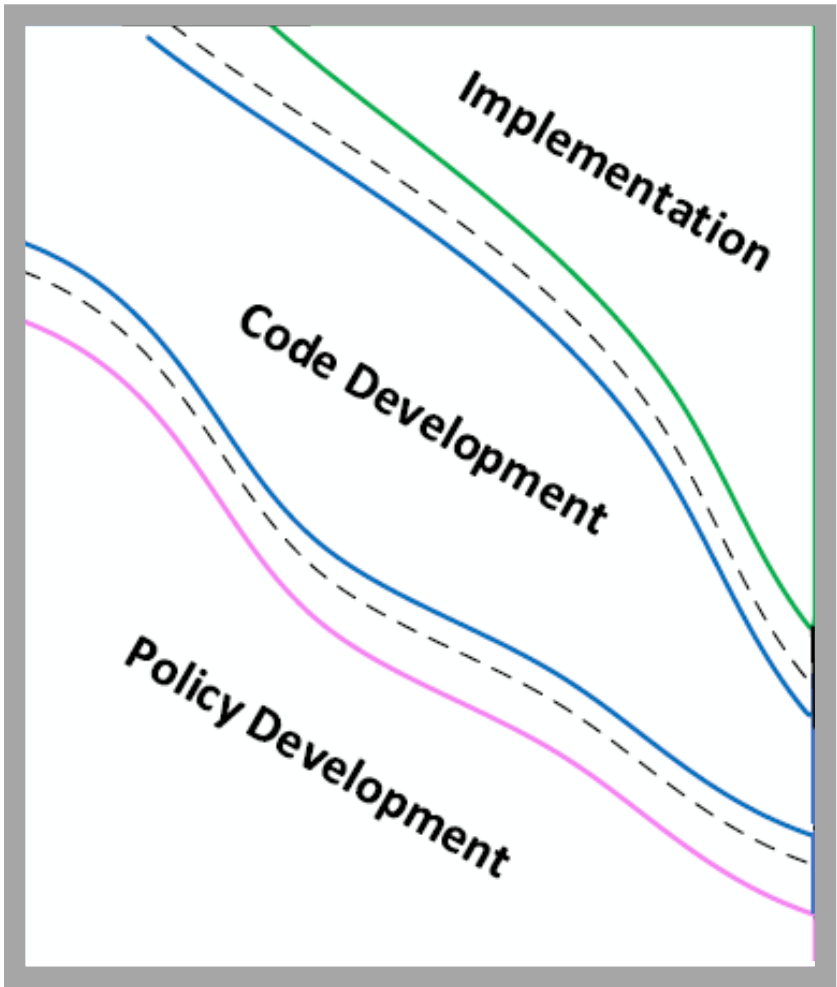
Codes

- Sets standards for development: use/what is permitted, dimensions, density/FAR, amenities, design guidelines, etc.

Permits

- Developer's actual design concept for City permits and approvals
- Details of what will be built and where

Land Use Planning Initiatives



LUPI (Land Use Planning Initiatives)

- Updated, standardized, predictable process in place
- Establishes clear roles and responsibilities, work planning, communication, and evaluation of outcomes
- Intended to meet Council and community expectations and to respond to a rapid rate of growth and development

Joint CD-DSD LUPI Workplan

Responsive to needs of the City

- Housing options and affordability
- Equity and inclusion
- Maintain economic innovation
- Sustainability

Planning Framework

- State Growth Management Act: Periodic Plan Update (2024); New Legislation
- PSRC Vision 2050, Multicounty Planning Policies
- Countywide Planning Policies and Growth Targets:
Housing: +35,000; Jobs: +70,000



Workplan Prioritization

- Displays **project readiness**
- Furthers or develops **key City policy direction**
- Meets defined **mandate** (e.g., state legislation)
- Benefits from **synergies** with other City planning projects
- Maximizes **positive outcomes** vs. level of investment for effort
- Avoids significant **opportunity costs**
- **Alignment** with Enterprise Priorities and resourcing from partner City departments
- Completes ongoing initiatives, then allocates **available resources** to new projects
- **Trade-offs** for scope adjustments, unanticipated project delays and/or additional project asks

Project Synergy Examples

Focus on completing major planning initiatives and progressing on Council priorities (i.e., growth strategy, Wilburton, jobs/housing)

Bellevue Comprehensive Plan Periodic Update

Wilburton CPA/LUCA

I-405 Grand Connection Crossing

BelRed Look Forward LUCA

State Legislation (mandates/conformance)

Project coordination to maximize positive outcomes (e.g., affordable housing)

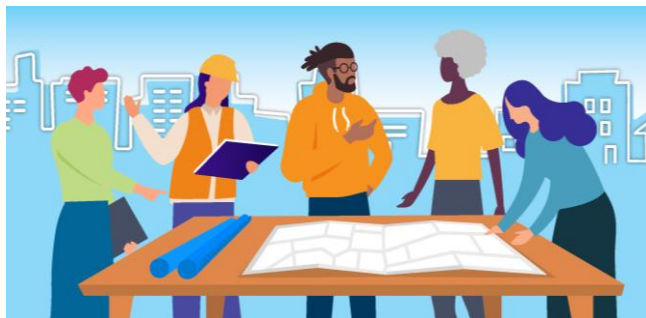
Increase Residential FAR – Downtown (IOC)

Increase Residential FAR – Mixed Use Areas

Encourage DADU, Duplex, Triplex and Quadplex

Affordable Housing Action C-1 Phase 2 CPA/LUCA

ADU Reform LUCA





2023 LUPI Accomplishments

- C-1 Phase 2 LUCA (Increased Affordable Housing Capacity on Faith-Owned Properties)
- Quasi-Judicial SMP LUCA

Next Right Work

- Micro-Apartments LUCA
- ADU Reform LUCA
- Increased Residential FAR Interim Official Control (Downtown)
- Reduced Permit Review and Inspection Fee for Affordable Housing Program
- Increased SEPA Exemption Thresholds BCCA
- Unit Lot Subdivision Transportation Amendments BCCA



LUPI Work Underway

CPAs/LUCAs Underway

Project/Initiative	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Comprehensive Plan Periodic Update	FEIS								Target Adoption			
Wilburton Vision Implementation CPA/LUCA	FEIS					Target Adoption						
BelRed Look Forward CPA/LUCA	FEIS								Target CPA Adoption			LUCA Q1-Q2 2025
Downtown IOC Extension												
Increased FAR for Residential (Mixed Use Areas) LUCA									Target CPA Adoption			LUCA Q1-Q2 2025
Encourage Middle-Scale Housing + HB 1110 and HB 1337 Implementation									Target CPA Adoption			LUCA Q1-Q2 2025
Extended Vesting LUCA	Target Adoption											
Tree Canopy Code Amendments BCCA/LUCA			Target Adoption									

Key:

Execution Phase
Implementation Phase

Upcoming Input Opportunities

- Residential FAR Increase (Downtown IOC extension)
 - Council Public Hearing **October 23 (action)**
- Wireless Communication Facilities LUCA
 - Council Public Hearing **October 23 (action)**
- Building and Clearing and Grading Permit Extension Ordinance
 - Council OORM **November 6 (action)**
- Extended Vesting LUCA
 - Council Study Session **November 6 (direction)**
- Tree Canopy Amendments LUCA/BCCA
 - Landmark Tree Ordinance Extension **December 4 (action)**
 - Council Study Session **December 4 (information only)**
 - Planning Commission Study Session **December 13**



Break



City Feedback



City Feedback

Consistency and Predictability

- Focus on building resiliency
 - Expand consultant resource pool
 - Hire and train new staff
- Retaining talent
 - Improve new employee onboarding
 - Work with HR to be regionally competitive

City Feedback – Recruitments

Position Title	# of Positions
Assistant Director Code and Policy	1
Utilities Review Professional	2
Permit Technician	1
Administrative Assistant	1
Senior Land Use Planner	2
Senior Transportation Review Engineer	2
ROW Senior Engineering Tech	1
Fire Prevention Officer	1
Plumbing Supervisor	1
Building Inspector	3



City Feedback

- Permit fee ordinance update
 - Council study session October 23rd
- Permit submission improvements and updates
 - Quality and readiness of applications and plans
 - Responsiveness to review comments
 - Earlier coordination between design professionals and contractors



City Feedback

Current Process Updates

- Phased clear & grade process and policy
- Streamline notification process for expiring permits
- Implementation of unit lot subdivision code update
- Update traffic control supervisor requirements
- Affordable housing Next Right Work Initiatives
 - Permit review and inspection fee reduction program
 - Expedite permitting for affordable housing projects
 - Project management and single point of contact
 - Utilize lessons learned in future improvement work



Questions



Development Community Feedback



Closing and Next Meeting

- Next Steps
- Follow up survey - be sure to sign in
- Next meeting date: November 15th
- Time and location: 1:00 – 4:00PM at City Hall
- Thank you!

