



Bellevue Development Committee

November 13, 2024 Meeting Notes

1. Networking and Welcome – Rebecca Horner

- Staff introductions
 - Danielle Long – New assistant to leadership team in Development Services
 - Dwight Smith – Manager of Utilities Review.

2. Comprehensive Plan Implementation Overview– Thara Johnson and Nick Whipple

- Implementation of the Comprehensive Plan
 - Major updates have been made to land use designations.
 - Opportunity to streamline the Comprehensive Plan’s implementation through the two-year Land Use Planning Initiatives (LUPI) workplan.
 - The Plan includes broader land use designations and classifications, allowing more land use districts to “nest” within a designation.
 - Illustrations were added to the Comprehensive Plan to help the community understand concepts like scale and density.
- A question was raised about how development projects will be reviewed against the new Comprehensive Plan. It was clarified that the Comprehensive Plan is a policy document, not a regulatory one. Regulations are being updated to align with city policy in the Comprehensive Plan. Until the updated regulations take effect, projects must comply with current land use regulations. Proposals under review will be evaluated against the code currently in effect, not the code changes that are in process.
- A question was raised about what to do if a project is already in process under the current code, but the applicant wants to be considered under the new code. The response was that applicants should consult their project planner to determine which code applies to their project and whether they can take advantage of newly adopted regulations.

3. Code and Policy – Nick Whipple

- Upcoming
 - Planning Commission –
 - Wilburton on December 11 and January 8
 - Objective Design LUCA (HB 1293 implementation) on December 11
 - City Council –
 - Permit Streamlining/Director’s Rule (SB 5290 implementation) on November 26
 - Housing Opportunities in Mixed-Use Areas (HOMA) LUCA on December 10
 - DS Rates and Fee Budget Adoption on November 19
 - EV Readiness on November 19
 - Residential conversion study session on January 7

4. EV Readiness Amendments – Jennifer Ewing/Colin Munson

- Community Development staff shared an update of the current EV readiness proposed scheduled to be shared with City Council on November 19, 2024.

5. New Sub Team for Launch-January – Mark Poch

- New sub team will focus on site/civil/land use issues that come up outside of scope of building.
- Launching in January when open positions are filled.

6. Inspection Sub Team Update – Gregg Schrader

- Current work – Staff provided a brief update on the inspection sub teamwork.
 - Focus on building/fire/site issues and getting the right team in place to address these issues.
 - Working on communication between review team and inspection team.
 - Continue having debrief meetings to get feedback from stakeholders.

7. BDC Agenda Subcommittee – Facilitator

- Vacant position on committee
- Next agenda meeting rescheduled to December 19

8. Adjourn – Facilitator

- **Next Meeting - January 8, 2025, 1pm-4pm (regular quarterly)**

Bellevue Development Committee Agenda Committee Members

- Patrick Bannon, Bellevue Downtown Association
- Joe Fain, Bellevue Chamber of Commerce
- Rebecca Horner, City of Bellevue
- Patience Malaba, Housing Development Consortium Seattle-King County
- Tim McKey, Sellen Construction
- Veronic Shakotko, Master Builders Association of King and Snohomish Counties

The purpose of the BDC meetings is to have an inclusive forum where the development industry and others can provide input and collaborate with city staff about concerns, challenges and solutions related to permitting, entitlement and code amendments. Participants acknowledge and agree that while communications in these meetings may refer to an actual permit, land use or code amendment project, they are for illustrative purposes only. As such, these communications are not considered comments or responses for any associated project and will not be kept as part of the project record or file.



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