



# Bellevue Development Committee

## April 09, 2025 Notes

1. **Networking and Welcome** – Rebecca Horner
2. **Permit Timelines and Development Update** – Jake Hesselgesser
  - Permitting Timelines
    - On track to meet target of applications and permits issued
    - Forecasting similar volume to 2024
    - Performance is improving due to consultant contracts, filling vacant positions, utilizing resources effectively.
  - Development Update/Forecast
    - SB5290 annual performance report is posted on website
    - Overall permit processing timelines are available on website
3. **Items from Previous Meetings**
  - Inspection Sub-Team Report Out
    - Working on getting another meeting scheduled.
    - Inspection and Accessibility Checklists being developed to expedite processes
  - Permitting Sub-Team Report Out
    - Consolidated review pilot for Single Family building permit, goal is to cut down on revision cycles. Anticipated launch in Q2-Q3.
    - Request to have digital records and AMMMR's accessible to the public, sub team is discussing what this could look like.
  - Civil Engineering and Site Land Use Sub-Team Report Out
    - Core team to work on workplan items and keep broader team informed

- Identified several process improvements the sub-team could work on
- 4. **Code & Policy Update**– Nick Whipple
  - Sign Code Feedback and Priorities
    - Simplifying the code is a top priority for this update
    - Bringing sign requirements out of the land use code and putting it all in one place for simplicity and consistency
    - Questionnaire on website and listening sessions being held to engage and get feedback
    - Support from council to do a full sign code rewrite
    - Applicable case law will be used in update to ensure we are content neutral
    - Action and adoption anticipated around October-November
  - Code Updates/Future Engagement Opportunities
    - Upcoming Planning Commission and Council dates for code amendments
- 5. **Right of Way Manual** – Tim Stever
  - ROW is all public streets and property dedicated for public use including easements, walkways, etc.
  - Existing procedures information has been consolidated into ROW Manual that is public facing
  - Structure – general information is in the body of the procedure manual which will point to the appendices with more specific information on procedures.
  - No major changes have been made
  - Encouraging community feedback
  - This will lead to an update of the ROW code
  - Suggestion to make Right of Way Manual available in the MyBellevue app
- 6. **2025 Multifamily Tax Exemption (MFTE) Code Update** – Robin Xiao
- 7. Update to BDC July 2025
- 8. BDC expressed interest with having information presented on this topic more often
- 9. **City Feedback**– Rebecca Horner
  - Recruitments
  - Staff Introduction(s)/Staff Spotlight
  - Workplan Update
    - 5-year strategic plan will be finalized in the next month. More details to be shared at future meetings
    - Finalizing and implementing the workplan right now. Will share back on how this is connected to the strategic plan, as they go hand and in.

10. **Development Community Feedback**– Rebecca Horner
  - Timing of future meetings
    - Group agreed to go with timing option one – Subteams 1-2, 2-4 agenda.
11. **Closing and Next Meeting** – Facilitator
  - May 14, 2025 1:00-4:00pm

## **Bellevue Development Committee Agenda Committee Members**

- Patrick Bannon, Bellevue Downtown Association
- Torrey Davis, JTM Construction
- Joe Fain, Bellevue Chamber of Commerce
- Murray Crampton, Vulcan Real Estate
- Rebecca Horner, City of Bellevue
- Patience Malaba, Housing Development Consortium, Seattle-King County
- Veronica Shakotko, Master Builders Association, 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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