



Bellevue Development Committee

July 8, 2026 Notes

1. **Networking and Welcome – Jake Hesselgesser** (30 minutes)

- Jake kicked off the meeting and shared that meeting agendas will be published farther in advance.
- Staff Introductions: Toni introduced five new team members to the Land Use Division
- Recruitments
 - Jake shared an update on current recruitments and future position deployment to keep up with permit activity.

2. **BDC Feedback Summary and Recommendations - Lori Strahan/Jake Hesselgesser** (15 minutes)

- Lori shared the feedback and survey results from the previous BDC meeting held in April. Key feedback included a preference for meeting agendas to be posted farther in advance, more interactive content, PowerPoints to be posted online, and more visibility as to what happens after the meeting and what is done with the feedback and comments made.
- Lori shared the proposed changes which included posting agendas farther in advance, QR codes to allow attendees to request future agenda topics, PowerPoint materials available upon request, a closing checklist in the published notes recapping what we heard, and an update to the BDC Hub online.
- Lori shared that her team would continue to conduct surveys so we can track attendee satisfaction and the success of these proposed changes. ([Take the survey](#))
- Jake asked the audience if there were any topics they would like to bring to the BDC.

- Someone suggested that the development community could present what they find important from their side of the counter and share out on the customer experience.

3. Permit Timelines and Development Update – Jake Hesselgesser (10 minutes)

- Timeline Performance
- Development Activity and Future Forecast
 - Jake shared a timeline and development update. We are slightly behind target for applications received and permits issued, however, we are over target on total valuation. We are exceeding our goal of meeting first review decision target; we are at 82% meeting target (80% goal). The overall median timeline for single family building permits is at 5 months. We have been conducting monthly business reviews to dig into data and better understand how to improve our service delivery.
- Department of Commerce Performance Report
 - Jake shared that the Department of Commerce Performance Report was posted online last week. Across the state, it was reported that median timelines improved by 19%. The key challenges reported include an uncertainty in permit classifications, a lack of standardized definitions across jurisdictions, data quality and reporting inconsistencies between jurisdictions, and administrative and resource constraints. The Department of Commerce has identified that they would like to focus on maintaining consistency among jurisdictions.

4. Sub-Team Report Out (15 minutes)

- Inspection Sub-Team Report Out – Gregg Schrader
 - Gregg shared that the inspection sub-team has completed or is in progress on the following projects:
 1. Major Project Debriefs
 2. Review-to-Inspection transition
 3. Customer service training
 4. Partnership with NW Wall & Ceiling Bureau
 - Future projects include:
 1. Project Management
 2. Building permit process mapping
 3. Smoke control process improvement
 4. Improve customer access to key info

- 5. AI inspection uses
- 6. Publish Building/Fire alternate approvals, interpretations, and policies
 - Shell & core work vs tenant improvements. Gregg shared that we do allow this work to be done simultaneously, but a developer point-of-contact needs to be identified so conflict between general contractors can be resolved.
- Permitting Sub-Team Report Out – Nate Tilson
 - Nate shared a sub-team update for the permitting team.
 - Nate shared a progress update on the consolidated residential building (BS) permits pilot. Since September 2025, we have had more than 200 new submissions. So far, the initial data is showing an improvement in timelines. In the next week or so, an email will be sent out requesting feedback on this process. They have received feedback that the community would like this to be expanded to other permit types.
 - Nate shared an update regarding public facing dashboards. This data will be published and accessible online by Q3 2026.
- Civil Engineering and Site Sub-Team Report Out – Toni Pratt, Vanessa Humphreys, Dave Baisch
 - Dave and Toni shared a sub-team report out for the civil engineering and site sub-team.
 - The sub-team completed a permit mapping exercise over the last three meetings. From this exercise, they found that many of the pain points identified were already included on the workplan. There were a few new items to be addressed. They will be reviewing the feedback and pain points again at the sub-team meeting being held tomorrow. Toni shared that the upcoming meeting would focus on reviewing the team charter and realigning on purpose. The team will refocus on process improvements and educational sessions.

5. Code & Policy Update – Nick Whipple (10 minutes)

- Status updates:
 - Omnibus
 - 1. City Council Action will be held on July 28, 2026.
 - Downtown Livability 2.0
 - 1. Council initiated on May 5, 2026. Two community information sessions were held in June. The community survey is now

open, and engagement opportunities will continue through the summer.

- Sign Code

1. The sign code update was adopted by council on June 9, 2026. This will be effective Feb. 1, 2027, allowing time for public outreach, communications and community awareness prior to implementation.

- High Density Residential/Planned Unit Development

1. Council initiated the code amendment in May 2026, and Planning Commission held its first study session on June 10, 2026. Community outreach will occur through the summer and fall.

- Parking Reform

1. Public Hearing will be held on July 22, 2026.

- BelRed LUCA

1. A Planning Commission Study Session will be held July 8, 2026.

- Nick shared a linked to the Code and Policy webpage with a new feature to subscribe to the monthly newsletter.

6. City Updates – Jake Hesselgesser (25 minutes)

- Workplan Update

- Jake shared a workplan update. The updated included the following - the Govstream.ai assistants have been deployed to the DS staff, the middle housing permit process has been implemented, the Land Use phase 1 process improvements have been completed, the customer service training program is in progress, and the internal and external workplan tracker is in development.

- Toni shared that land use is working on a staff report “light.” An attendee asked how is it decided when something will be “light.” Toni shared that if comments are raised by agencies such as DOE or Metro, the report remains within the “light category”. However, if there are repeated comments on the same topic, it will be moved out of the “light” category and handled in our traditional manner to withstand any appeals that may occur from any commenters. The staff report is related to entitlements, including design review, master development plans, etc.

- Looking ahead into Q3 and Q4, the land use phase 2 process improvements will continue, there will be an annual cost of service

study and fee update, public engagement on the pre-approved plans program, evaluation of the single-family building permit, continued compliance with the digital accessibility governance, the technology roadmap is to be developed and initiated, scoping of the next set of workplan initiatives, and more.

- An attendee asked what feedback and results we are seeing with Govstream.AI. Jake shared that he communicates weekly with other states and jurisdictions regarding AI use and that we are seeing an efficiency gain which can allow our team members to repurpose their time towards higher value work.
- Residential Permitting Expo
 - Toni shared that the Residential Permitting Expo will be held at City Hall on Saturday Oct. 17, 2026. This is an annual event intended to help residents plan their residential projects. All lines of DS business will be available to answer questions and provide advice on residential projects. Panel topics will include tree permits, middle house, MBP and a Hackathon.
- Budget and Rate Update
 - Jake shared a budget and rate update. We will be engaging in an annual cost of service study to maintain alignment with financial policies. There will be a rate increase that is within historical ranges, however, the increase is not yet decided. Our services are funded through fees and rates as well as a general fund budget. The budget and rate update will go to council in September 2026.

7. Development Community Feedback

- The floor was opened to comments and questions from the development community.
- With all the middle housing and HOMA changes, more townhome projects have been coming up. It has been challenging to find information specific to townhomes. It would be helpful to go through single family and townhome information at a BDC meeting.
 - Toni noted that if it is a middle housing project, it will be treated as a BS permit.
 - Nate noted that it can be difficult to parse out information specific to “townhomes” when there are different definitions for townhome.
 - Jake noted that this public facing information needs to be more accessible.

- The FAR piece of middle housing is unclear.

8. Closing – Facilitator

- What we heard:
 - The development community would like to present at the BDC to share what they find truly important from their side of the counter. This could include a risk assessment and a “stand in the shoes of a developer” activity.
 1. The QR code was presented for attendees to submit this suggestion for a future agenda topic.
 - Middle housing information, specifically information regarding townhomes, needs to be more accessible. FAR information also needs to be more accessible.

Bellevue Development Committee Agenda Committee Members

- Patrick Bannon, Bellevue Downtown Association
- Torrey Davis, JTM Construction
- Joe Fain, Bellevue Chamber of Commerce
- Jake Hesselgesser, 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.



For alternate formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-229-6554 (voice) or email DaLong@bellevuewa.gov. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.