

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6708

AN ORDINANCE adopting the Affordable Housing Strategy (AHS) Action C-1, Phase 2, Comprehensive Plan Amendments (22-105258 AC) pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; providing for severability; and establishing an effective date.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Bellevue on December 6, 1993, as subsequently amended as required by the Growth Management Act, Chapter 36.70A RCW, and pursuant to Chapter 35A.63 RCW; and

WHEREAS, the Growth Management Act authorizes the City to, among other things, amend the Comprehensive Plan on an annual basis; and

WHEREAS, as part of the 2022 annual Comprehensive Plan amendments, the City Council initiated a proposal to amend the Comprehensive Plan's Volume 1 Land Use Map and Housing Element in connection with implementation of the City's AHS Action C-1, Phase 2; and

WHEREAS, the amendments to the Comprehensive Plan Land Use Map and Housing Element will enable rezones of qualifying properties from single-family to multifamily land use districts when the qualifying property is developed with one-hundred (100) percent permanent affordable housing; and

WHEREAS, after providing legally-required notice, the Planning Commission held public meetings and a public hearing on the proposed amendments to the Comprehensive Plan and recommended approval those amendments to the City Council; and

WHEREAS, the City Council has considered and discussed the proposed amendments to the Comprehensive Plan; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act, Chapter 43.21C RCW, and the City Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code; and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES

ORDAIN AS FOLLOWS:

Section 1. The City Council hereby adopts the AHS Action C-1, Phase 2, amendments to the Comprehensive Plan's Volume 1 Land Use Map and Housing Element, which are set forth in Attachment A to this Ordinance.

Section 2. The City Council finds that the AHS Action C-1, Phase 2, Comprehensive Plan amendments have met the decision criteria contained in Part 20.30I of the Land Use Code (LUC) and that the amendments are consistent with the Comprehensive Plan and other goals and policies of the City, address the interests and changed needs of the entire City as identified in its long-range planning and policy documents, address significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was considered, and demonstrate a public benefit and enhance the public health, safety and welfare of the City.

Section 3. The City Council finds that legally-sufficient public notice was provided for the 2022 amendments to the Comprehensive Plan as required by LUC 20.35.400 for Process IV amendments to the Comprehensive Plan.

Section 4. The Comprehensive Plan adopted pursuant to Chapter 35A.63 RCW, to the same extent and in the same respect as the Comprehensive Plan required by the Growth Management Act, is amended consistent with Section 1 of this Ordinance.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 6. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication. This Ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this 10th day of December, 2022 and signed in authentication of its passage this 10th day of December, 2022.

(SEAL)



Lynne Robinson, Mayor

Approved as to form:
Kathryn L. Gerla, City Attorney

Matthew McFarland, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published 12/15/22

Attachment A

Comprehensive Plan Land Use Map and Housing Element Policy Amendments

Comprehensive Land Use Plan Map Note:

Properties owned or controlled by religious organizations, as defined by LUC 20.20.128.B.2, and located in single family designated areas shown on the map may be reclassified to multifamily through a rezone process, subject to Part 20.30A LUC, when developed with one hundred percent permanently affordable housing in accordance with housing policy HO-xx.

New Housing Element Policies:

New-1. Allow properties in single family designated areas on the Comprehensive Land Use Plan map to reclassify to multifamily when they meet all the following criteria:

1. one hundred percent of the housing being developed will be permanently affordable housing; and
2. the property is owned or controlled by a religious organization; and
3. the property is located near high capacity transportation infrastructure and services; and
4. the property is located near other multifamily residential or commercial use districts.

New-2. Inform and educate religious organizations about the opportunity to develop affordable housing.