



# Bellevue Development Committee

October 10, 2023

## Agenda

### Welcome – Rebecca Horner

Rebecca Horner welcomed meeting attendees and reviewed the meeting agenda.

### Permit Timelines Update

- **Follow-Up Discussion** – Jake Hesselgesser

Jake Hesselgesser reviewed current permit timelines, revision cycles, permit examples, and permit tracking. He encouraged feedback regarding what the development community can provide to the city in terms of data or metrics that might be helpful and encouraged people to respond to the customer experience program surveys. One participant asked if there is any additional data the city can provide, such as statewide access to data points. It was shared that the City of Seattle does this well. It was also discussed if the city would be able to share permit documents through MyBuildingPermit.com for more transparent access to public records. The City of Bellevue participates in the MyBuildingPermit.com system with 16 other cities and counties and will follow up with any opportunity to enhance access to permitting information including permit expiration dates.

### Items from Previous Meeting

- **Feedback and Survey Results** – Jake Hesselgesser
- **Development Services Workplan Update** – Rebecca
- **Subcommittees** – Open Discussion

Jake Hesselgesser and Rebecca Horner reviewed feedback and survey results from the last meeting along with the intention to consider that feedback when developing workplan initiatives. Overall people had positive responses. Rebecca also asked what specific subcommittees needed to be created. The major ones identified were inspections, mid-rise housing (type 3A multi-family projects), and permitting (timelines and portal usability may be subtopics). Another possible subcommittee may be lessons learned/best in practice. The agenda subcommittee will review and make a recommendation. Rebecca Horner also let the group know that the city would like to use time at the end of each meeting for subcommittee topics and work items.

## Code and Policy Update

- **LUPI Overview** – Nick Whipple, Emil King, Gregg Schrader
- **LUPI Workplan** – Same as Above
- **Upcoming Input Opportunities** – Same as Above

Emil King and Nick Whipple gave an overview of policy, codes, and permitting as it related to the comprehensive plan. Also discussed was the Land Use Planning Initiatives (LUPI) work plan, prioritization, project synergy examples, LUPI accomplishments, work that is underway, and opportunities to give input. Gregg Schrader also discussed a proposal the city plans to bring to Council to extend the life of active building permits and clear and grade permits in November.

## City Feedback

- **Recruitment/Contract Status Updates** – Rebecca
- **Fee Ordinance Update** - Jake
- **Submission improvements/updates** – Rebecca
- **Current Process Updates** – Nate Tilson, Jake Hesselgesser

City staff shared they have added consulting contracts to help augment staff resources and create better predictability with permitting timelines. Jake Hesselgesser talked about the annual cost survey study Development Services conducts and how that study helps to identify cost and fee adjustments. Rebecca Horner provided some themes examples of things the city sees as ways for the development community to improve application submittals and timelines. Nate Tilson gave an update on an automated email notification process the city intends to implement to help provide applicants with advanced notice of permits which may be approaching their expiration date. Mark Poch discussed the recent implementation of unit lot subdivision code updates that better align Transportation code requirements with the Land Use code. Mark also shared ongoing work to update some of the traffic control supervisor requirements. Liz Stead and Jake Hesselgesser also shared information regarding a new permit fee reduction program for affordable housing and supportive housing, along with ways the city is looking to expedite affordable housing projects.

## Development Community Feedback

- **Additional Current Issues/Concerns** – Open Discussion

During the discussion period, comments were made about making sure the city considers the coordination, funding requirements, etc. when implementing permitting and program changes. A question was raised about applying the fee reduction and expedited permitting programs to mixed income projects. Liz Stead responded that the programs currently only apply to one-hundred percent affordable housing projects based on policy direction. Code amendments and recently adopted state legislative items, including House Bills (HB) 1110 and 1337, were brought up. Also, a question about alternate code proposals was discussed, resulting in the request to have general examples of the most common inspection and review comments more available to the public. Infiltration and infrastructures were discussed, and questions were asked about environmental and

transportation impacts. The interim official control for increased FAR in the downtown was discussed. Nick Whipple explained that an as is extension proposal will be brought to Council on Oct. 23. Nick also explained the city would like to gain some experience from projects that may utilize this to inform future refinements in permanent code regulations.

## **Closing and Next Meeting – Rebecca Horner/Facilitator**

Rebecca Horner thanked everyone for attending and several smaller group discussions occurred on more specific topics that may be part of future subcommittee work.

## **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

Veronica Shakotko, Master Builders Association of King and Snohomish Counties