



Bellevue Development Committee

January 10, 2024

Meeting Notes

Networking and Welcome – Rebecca Horner

Rebecca Horner welcomed meeting attendees and reviewed the meeting agenda.

Permit Timelines & Development Update – Jake Hesselgesser

Jake Hesselgesser provided a summary of the following:

- Current permit timeline trends over the past two months which reflect continued improvement in city turnaround times.
- Development updates will now be available through a quarterly newsletter that the public can sign up for through the Development Services website. The newsletter will contain information on development, code & policy initiatives, service delivery updates and helpful information for the public. The first newsletter will launch in the middle of January.
- BDC meeting information will now be distributed through Gov Delivery which is a digital engagement tool the city uses to share information. The public can sign up to receive alerts including when meeting materials are posted by signing up through the BDC webpage.

Items from Previous Meetings – None to report

Code and Policy Update – Nick Whipple, Jennifer Ewing, Colin Munson, Kristina Gallant, Mathieu Menard, and Gregg Schrader

- Update on Council Activity – Nick Whipple provided an informational overview of Council activity in December as noted in the PowerPoint presentation.
- EV Parking Proposal – Jennifer Ewing and Colin Munson presented information regarding electric vehicle charging in Bellevue and Washington State. The presentation included a draft proposal to increase the required number of EV capable, EV ready and EV installed parking spaces for non-residential and multi-family building projects. Comments and discussion during the presentation included power grid capacity, potential phasing of requirements, engaging stakeholders, performing additional analysis, affordable housing considerations, and new technologies that may replace electric vehicles at some point. A small group exercise was also conducted with additional comments provided by meeting participants via comment cards.
- Tree Canopy Code – Kristina Gallant provided an informational update and presented draft recommendations regarding the tree canopy code update as shown in the PowerPoint presentation. Questions and discussion included concerns about the cost and time to

receive permits, calibrating code amendments to allow for simplicity and flexibility, comparisons to other jurisdictions, and alignment with other ongoing code and policy initiatives.

- Construction Noise Code Amendment – Mathieu Menard provided an informational update and presented draft recommendations for the construction noise code amendment which also includes a provision to adjust the requirements for sleeping rooms in new residential construction. Discussion and feedback was mostly supportive with some clarifying questions regarding application of the requirements in the draft recommendations.
- Building Permit Re-application Policy – Gregg Schrader and Nate Tilson presented a draft policy that would facilitate a process for re-applying for building permits prior to a building and fire code update. The policy reduces administrative barriers, calibrates required fees based on the scope of the re-application process, and allows the new application to be vested to the building and fire codes in effect at the time of the application. Clarification regarding the upcoming ICC code updates in March were also discussed. Development Services published the policy, and it is available on the [department website](#).
- Upcoming Input Opportunities – Rebecca Horner provided a summary of upcoming public input opportunities as shown in the PowerPoint presentation.

City Feedback – Rebecca Horner, Jake Hesselgesser, Liz Stead

- Recruitments – Rebecca Horner provided an update on city personnel recruitments as shown in the presentation.
- Senate Bill 5290 Overview – Jake Hesselgesser and Liz Stead provided an informational update on SB5290 and the city's work to respond to the mandatory and voluntary measures included in the legislation. Jake shared a preliminary data analysis and noted the consideration for special conditions of some permit types that may warrant modifications to the legislative shot clocks established in SB 5290. The city is considering modifications and would like to engage the BDC for their input and keep the committee informed as additional guidance becomes available from the Department of Commerce. Jake and Liz also shared the city intends to adopt 3 streamlining measures by the end of 2024 to avoid permit fee refunds as outlined in the legislation. Questions and discussion included calibration of any shot clock modifications and concentrating on process improvements to improve permit timelines.

Development Community Feedback – None

Closing and Next Meeting – Facilitator and Jake Hesselgesser

- Next regular BDC meeting – April 17, 2024
- Additional meetings prior to the next regular BDC meeting:
 - February 14 from 1-4 p.m. – SB 5290, Permitting Sub-team, and Inspection Sub-Team
 - March 13 from 1-4 p.m. – Utilities Capital Recovery Charge (CRC) or Watershed Management Plan, SB 5290, Wilburton LUCA

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

Note: 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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