



August 24, 2016

**SUBJECT**

Second public hearing on proposed land use code amendments for the Low Impact Development (LID) Principles Project.

**NOTE: Please bring your copy of the Planning Commission Materials provided for the May 25, 2016, study session.**

**STAFF CONTACTS**

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**DIRECTION NEEDED FROM PLANNING COMMISSION**

- Action
- Discussion
- Information

On September 14, the Planning Commission will host a second public hearing to take and consider public comment on the proposed Land Use Code amendments (LUCAs) to incorporate LID principles into the City's development codes and standards. At the July 13 Study Session, the Planning Commission continued the discussion of the proposals, focusing on tree retention on a project site and clustering opportunities. At the conclusion the Planning Commission concurred with the Project Team's recommendation to hold a public hearing on the proposed LUCAs. The public hearing was rescheduled at the July 27 initial public hearing out of concerns for stakeholder participation.

With the December 31 deadline, it is hoped that at the conclusion of the September 14 public hearing, the Commission will be prepared to make its recommendation to the City Council. Council action on the proposed amendment will occur following the Planning Commission's recommendation to the City Council. The Project team is scheduled to introduce the proposals, including those from the Transportation Commission, to the Council on October 3.

**Project Team Revised Recommendations since July 27**

Based on feedback received from the Planning Commission during the July 27 public hearing, staff has reviewed the LID proposed LUCAs and will introduce one option for the Planning Commission's consideration during the public hearing related to the impervious surface amendments. Also, based on public comments, the team is recommending a consistency edit, also related to the impervious surface proposal. Both amendments are discussed below.

Proposed code language was not completed by the required publication date for these materials. When the language is available, the project team will post proposed code amendments on the LID Principle project website under the September 14 Public Hearing entry at: <http://www.ci.bellevue.wa.us/low->

[impact-development-participation.htm](#). Copies may also be obtained by contacting Catherine Drews at [cdrews@bellevuewa.gov](mailto:cdrews@bellevuewa.gov) or at 425-452-6134. The project team will also have copies available for the public at the September 14 public hearing. The proposed options are discussed below:

### **1. Minimizing Impervious Surfaces**

The current proposal would eliminate the exception for pervious surfaces, LUC 20.20.460.G. Concerns were raised regarding the ability of property owners to install desired amenities, such as sports courts. To address these concerns, the Project team is developing an option to revised LUC 20.20.460.G to allow the use of additional permeable surfaces while retaining vegetation in a lot's setbacks. This proposal is based on the current greenscape requirement for single-family homes that requires retention of 50% of greenscape in the front yard setback (Chart 20.20.010 – Dimensional Requirements and footnote 40). Greenscape includes living plant materials, such as trees, hedges and shrub materials, but does not include hard surfaces. Here, the proposal would be to allow additional permeable surface provided that 50% greenscape retention is achieved in all setbacks, which could be averaged over all the setbacks. This proposal should satisfy all the LID principles of minimizing impervious surfaces, loss of native vegetation, and reducing stormwater runoff, while also meeting the Council's project principles, and consistency with the comprehensive plan.

### **2. Consistency Edit**

Based on public comments, the project team reviewed the provision in the Land Use Code addressing allowed materials for driveways and circulation areas to confirm if amendments were required to allow a variety of surfaces for driveways. This review revealed that a consistency edit may be required for LUC 20.20.590.K.1 (Materials for parking and circulation areas) because this provision points back to LUC 20.20.460.G (Innovative Techniques). Any proposed amendment is likely to be minor.

There is also one housekeeping edit. LUC 20.20.590K.8.c.i, which is included in the proposals, will be amended to read "permeable pavement" instead of "pervious pavement."

### **NEXT STEPS**

The Planning Commission is being asked to make a motion to recommend the LUCAs to the City Council. The timeline for meeting the December 31 deadline includes the following tentatively scheduled meetings:

1. Council study sessions beginning October 3
2. Council action on the proposal (November, 2016)
3. East Bellevue Community Council public hearing and final action (December, 2016)

### **ATTACHMENTS**

Staff Recommendation with attachments