

CITY COUNCIL AGENDA TOPIC

Ordinance relating land use review procedures; Amending LUC 20.20.538, LUC 20.25A.030, LUC 20.25D.030, LUC 20.25E.180, LUC 20.25F1.020, LUC 20.25I.030, LUC 20.25J.015, LUC 20.25J.040, LUC 20.25J.060, LUC 20.25J.070, LUC 20.25L.040, LUC 20.25M.030, LUC 20.25N.010, LUC 20.25N.020, LUC 20.25P.020, LUC 20.25Q.030, LUC 20.25R.010, LUC 20.30B.140, LUC 20.30B.160, LUC 20.30D.150, LUC 20.30D.280, LUC 20.30E.140, LUC 20.30E.160, Part 20.30F LUC, Part 20.30V LUC, Chapter 20.35 LUC, LUC 20.40.500, LUC 20.45B.050, LUC 20.45B.130, LUC 20.45B.260, LUC 20.50.012, and LUC 20.50.032; Amending Chapter 20.30 LUC to include new Parts 20.30H and 20.30R LUC; Amending Chapter 20.45B LUC to include a new LUC 20.45B.270; Repealing LUC 20.25N.030, LUC 20.30F.116, and LUC 20.40.401; Providing for severability; and setting effective dates.

Jake Hesselgesser, Acting Director
Nick Whipple, Assistant Director, Code and Policy
Development Services Department

EXECUTIVE SUMMARY**ACTION**

On June 9, after discussion in study session, the City Council directed staff to finalize this Ordinance for final action. This Ordinance is a Land Use Code Amendment (LUCA) for general clean-ups to improve clarity and internal consistency, correct inaccurate or outdated citations, and directly comply with changes to state law relating to land use review procedures.

RECOMMENDATION

Move to adopt Ordinance 6933

BACKGROUND/ANALYSIS**Background**

The Omnibus code amendment package includes amendments in five subject areas:

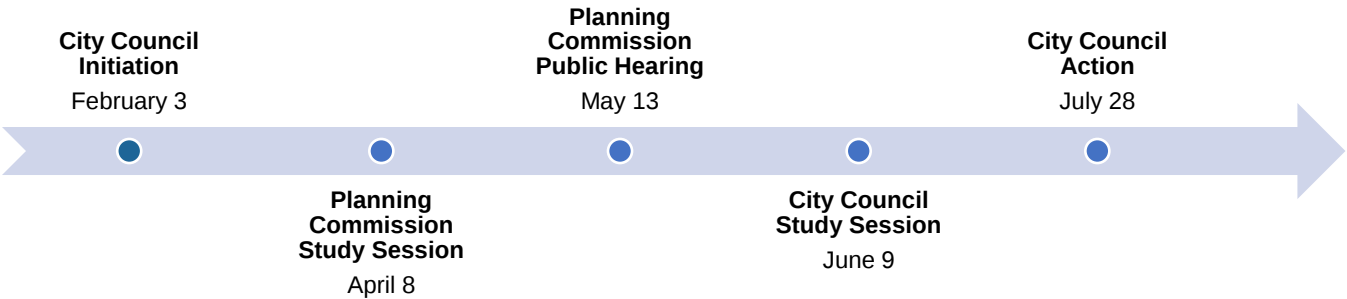
- Clean-Up Amendments
- Development Regulations
- Trees, Landscaping, and Environment
- Process Changes
- Bellevue City Code Amendments

This Ordinance relates to process changes amendments, which amends Chapters 20.25, 20.30, 20.35, 20.40, 20.45B, and 20.50 of the Land Use Code. The ordinance also establishes Chapters 20.30H Departures and 20.30R Binding Site Plans. These changes are necessary to improve clarity and internal consistency, correct inaccurate or outdated citations, and ensure compliance with changes to state law relating to land use review procedures. A final strike-draft of the LUCA is provided as Attachment A.

On June 9, Council reviewed this LUCA. Following discussion, Council directed staff to finalize an Ordinance for the LUCA for final action.

LUCA Schedule

This schedule is intended to ensure compliance with state law changes that must be implemented by the statutory deadline in summer 2026.



POLICY & FISCAL IMPACTS

Policy Impact

This LUCA will improve the administration and clarity of the Land Use Code. Additionally, some changes in this Ordinance are necessary for compliance with state law.

Fiscal Impact

There is no fiscal impact associated with implementing this LUCA.

OPTIONS

1. Adopt the Ordinance relating land use review procedures; Amending LUC 20.20.538, LUC 20.25A.030, LUC 20.25D.030, LUC 20.25E.180, LUC 20.25F1.020, LUC 20.25I.030, LUC 20.25J.015, LUC 20.25J.040, LUC 20.25J.060, LUC 20.25J.070, LUC 20.25L.040, LUC 20.25M.030, LUC 20.25N.010, LUC 20.25N.020, LUC 20.25P.020, LUC 20.25Q.030, LUC 20.25R.010, LUC 20.30B.140, LUC 20.30B.160, LUC 20.30D.150, LUC 20.30D.280, LUC 20.30E.140, LUC 20.30E.160, Part 20.30F LUC, Part 20.30V LUC, Chapter 20.35 LUC, LUC 20.40.500, LUC 20.45B.050, LUC 20.45B.130, LUC 20.45B.260, LUC 20.50.012, and LUC 20.50.032; Amending Chapter 20.30 LUC to include new Parts 20.30H and 20.30R LUC; Amending Chapter 20.45B LUC to include a new LUC 20.45B.270; Repealing LUC 20.25N.030, LUC 20.30F.116, and LUC 20.40.401; Providing for severability; and setting effective dates.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

- A. Process Changes Strike Draft
Proposed Ordinance No. 6933

AVAILABLE IN COUNCIL LIBRARY

N/A