

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6934

AN ORDINANCE relating development; Amending BCC 4.52.040; Amending BCC 4.52.093; Amending BCC 9.09.020; Amending BCC 9.10.010; Amending 9.10.030; Amending BCC 22.18.060; Amending BCC 23.76.035; Amending BCC 23.76.060; Amending BCC 24.02.120; Providing for Severability; and setting an effective date.

WHEREAS, on February 3, 2026, the City Council initiated work on the 2026 Omnibus Amendments; and

WHEREAS, the 2026 Omnibus Amendments package a collection of relatively small, discrete text amendments to both the Land Use Code and the Bellevue City Code into a single legislative process for administrative efficiency; and

WHEREAS, this Ordinance contains the text amendments to the Bellevue City Code included within the 2026 Omnibus Amendments; and

WHEREAS, on June 9, 2026, the City Council held a study session on the 2026 Omnibus Amendments and reviewed the text amendments to the Bellevue City Code contained in this Ordinance; and

WHEREAS, WAC 197-11-800(19)(a) exempts the text amendments to the Bellevue City Code contained in this Ordinance from the requirements of Chapter 43.21C RCW as they relate solely to governmental procedures and contain no substantive standards respecting use or modification of the environment; and

WHEREAS, in accordance with RCW 36.70A.370, the City has reviewed the guidance provided by the Washington State Attorney General's Office and evaluated the proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property; and

WHEREAS, notice was provided to the Washington State Department of Commerce in accordance with RCW 36.70A.106; Now, therefore:

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The foregoing recitals are hereby adopted by the City Council as findings of fact supporting and explaining the legislative intent behind the adoption of this ordinance.

Section 2. Subsection 4.52.040.G of the Bellevue City Code is hereby amended to read as follows:

G. The distribution, mix, size, materials, finishes, design, amenities and appliances of and for affordable units required under the applicable exemption shall be consistent with the affordable housing standards prescribed under LUC 20.15.060, or as otherwise amended. In determining whether a project complies with said affordable housing standards, the director of the office of housing, or designee, shall be guided by any rule adopted by the director of development services interpreting and applying said affordable housing standards.

Section 3. Subsections 4.52.093.B, .C, .D, and .E of the Bellevue City Code are hereby amended to read as follows:

B. Distribution of Units. The designated affordable units shall be distributed throughout the project and intermingled with market-rate units consistent with LUC 20.15.060, or as otherwise amended.

C. Mix of Units. The designated affordable units shall consist of a mix of a number of bedrooms that is in the same proportion as the bedroom mix of market-rate units in the project consistent with LUC 20.15.060, or as otherwise amended.

D. Size of Units. The designated affordable units shall be provided in a range of sizes comparable to the size of market-rate dwelling units in the project, consistent with LUC 20.15.060.

E. Materials and Finishings. The materials, finishes, design, amenities, and appliances in designated affordable units must be substantially comparable to, and provide substantially the same functionality as, those in market-rate units, consistent with LUC 20.15.060.

Section 4. Subsection 9.09.020.C of the Bellevue City Code is hereby amended to read as follows:

C. "Junk vehicle" means any vehicle that is a "Junk Vehicle" under RCW 46.55.010(5).

Section 5. Subsection 9.10.010.D of the Bellevue City Code is hereby amended to read as follows:

- D. “Shopping cart containment area” where required in Title 20 LUC, means: (1) a location determined by the city to constitute a shopping cart containment area; (2) an area designated during permit review as a shopping cart containment area; (3) an area stipulated to by the city and wholesale or retail owner pursuant to a voluntary compliance agreement; or (4) any area designated as a shopping cart containment area through adjudication of a civil enforcement action. A shopping cart containment area may include all or a portion of the property permitted for wholesale or retail use but may not include property located outside of said permitted use areas and may not include any area designated as right-of-way.

Section 6. Subsections 9.10.030.G and .H of the Bellevue City Code are hereby amended to read as follows:

- G. The presence of rodents on any premises causing a threat to the public health, as determined by the director of the Seattle-King County department of public health pursuant to King County Board of Health Rules and Regulations Title 8; or
- H. The presence of abandoned shopping carts outside of a shopping cart containment area as defined in BCC 9.10.010(D) and where required in Title 20 LUC. The following parties may collectively or independently be responsible for shopping carts leaving a containment area or causing abandonment of shopping carts: (1) the property owner, (2) the tenant, (3) a person causing abandonment of a shopping cart, or (4) a person causing the shopping cart to leave the containment area.

Section 7. Subsection 22.18.060.A.7 of the Bellevue City Code is hereby amended to read as follows:

7. Any development activity that complies with the definition of “affordable housing” set forth in BCC 20.50.010 and the requirements set forth in Chapter 20.15 LUC mandating the provision of affordable housing and the recording of a covenant running with the land so that the units remain as affordable housing for the life of the project. The school impact fees for these units shall be considered paid by the district through its other funding sources, without the district actually transferring funds from its other funding sources into the impact fee account.

Section 8. Subsection 23.76.035.A.9 of the Bellevue City Code is hereby amended to read as follows:

9. Removal of any tree rated by a qualified tree professional as poor, very poor, or dead, based on the criteria in Table 20.20.900.C.1 or the most recent edition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers. Hazard trees that pose an imminent threat or danger to public health or safety, to public or private property, or of serious environmental degradation may be removed or pruned by the landowner on whose property the tree is located prior to receiving the permits as required in this Chapter; provided, that the landowner makes reasonable efforts to notify the City within 14 days following such action. If required, a replanting plan shall be provided consistent with the requirements in Table 23.76.060.G.

Section 9. Subsection 23.76.060.A.3.a of the Bellevue City Code is hereby amended to read as follows:

- a. The removal is required to comply with a requirement of the Bellevue City Code, the Land Use Code, a plat condition, or another legal requirement, including any recorded covenant in place prior to [INSERT EFFECTIVE DATE OF ORDINANCE]; or

Section 10. Subsection 23.76.060.G of the Bellevue City Code is hereby amended to revise the name of Table 23.76.060.G to read as follows:

Table 23.76.060.G. Residential Tree Removal Thresholds

Section 11. Subsections 24.02.120.C.1 and .C.2 of the Bellevue City Code are hereby amended to read as follows:

C. Utility Developer Extension Agreement

1. The property owner and the utility shall enter into a utility developer extension agreement whenever any of the following conditions apply:
 - a. An extension to an existing water main is required;
 - b. Water facilities that must be installed to serve the property are greater than two inches in diameter; or
 - c. The city determines that a portion of the existing water main requires replacement to make the service connection.

2. The agreement shall require the property owner to construct all water facilities needed to serve the property. These facilities may include, but are not limited to, one or more of the following: meters and water services of any size, fire hydrant assemblies, fire protection systems, water main extensions, or other system components.

Section 12. 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 13. The City Clerk is hereby authorized and directed to replace any reference in this Ordinance to “[INSERT EFFECTIVE DATE OF ORDINANCE]” with the actual month, day, and year that this Ordinance takes effect as calculated pursuant to Section 14 of this Ordinance.

Section 14. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after legal publication.

Passed by the City Council this _____ day of _____, 2026 and signed in authentication of its passage this _____ day of _____, 2026.

(SEAL)

Mo Malakoutian, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Robert Sepler, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____