

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6823

AN ORDINANCE relating to the administration of the City of Bellevue Land Use Code (LUC); amending Chapter 20.35 LUC to adopt review procedures and timelines consistent with Chapter 338, Laws of 2023; amending LUC 20.40.100 and Chapter 20.30K LUC to clarify the authority and procedures for the adoption, amendment, or repeal of Director's Rules; Amending LUC 20.40.510 to use terminology consistent with Chapter 20.35 LUC and Chapter 338, Laws of 2023; Amending Chapter 20.50 LUC to include new defined terms used within the foregoing amendments; providing for severability; and setting an effective date of January 1, 2025.

WHEREAS, Chapter 36.70B RCW, the Local Project Review Act, includes requirements that govern the review of project permit applications by local governments, including the City of Bellevue ("City"); and

WHEREAS, during the 2023 legislative session, the Washington State Legislature passed, and the Governor signed into law, Chapter 338, Laws of 2023, ("SB 5290"); and

WHEREAS, SB 5290 updated the Local Project Review Act with the intent of further consolidating, streamlining, and improving project review and permitting with an emphasis on housing development; and

WHEREAS, except for Section 7, SB 5290 took effect on July 23, 2023; and

WHEREAS, Section 7 of SB 5290 takes effect on January 1, 2025; and

WHEREAS, Section 7 of SB 5290 amends RCW 36.70B.080 to impose new default timelines to govern review of project permit applications by the City; and

WHEREAS, for projects which do not require public notice under RCW 36.70B.110, the new default timeline is that the City should issue a final decision within 65 days of the determination of completeness; and

WHEREAS, for projects which require public notice under RCW 36.70B.110, the new default timeline is that the City should issue a final decision within 100 days of the determination of completeness; and

WHEREAS, for projects which require both public notice under RCW 36.70B.110 and a public hearing, the new default timeline is that the City should issue a final decision within 170 days of the determination of completeness; and

WHEREAS, Section 7 of SB 5290 authorizes the City to modify the new default timelines to add permit types not identified, change the permit names or types in each category, address how consolidated review time periods may be different than permits submitted individually, and provide for how projects of a certain size or type may be differentiated, including by differentiating between residential and nonresidential permits; and

WHEREAS, Section 7 of SB 5290 states that the new default timelines will apply unless the City adopts an ordinance or resolution modifying the default timelines; and

WHEREAS, of the types of project permits that require public notice under RCW 36.70B.110 and would otherwise be subject to the new default 100-day timeline, the following four types of project permits are uniquely complex such that additional review time is warranted: Critical Area Land Use Permits, Design Reviews, Master Development Plans, and Shoreline Substantial Development Permits; and

WHEREAS, as authorized by Section 7 of SB 5290, the City Council desires to change the permit types in two of the categories of new default timelines to move the following types of project permits from the 100-day default timeline to the 170-day default timeline: Critical Area Land Use Permits, Design Reviews, Master Development Plans, and Shoreline Substantial Development Permits; and

WHEREAS, the City Council currently desires to make no other changes to the categories of new default timelines, but reserves the right to make such changes in the future via separate ordinance, at the City Council's discretion; and

WHEREAS, as the City is not modifying any of the new default timelines to extend beyond 170 days for any type of project permit, Section 7 of SB 5290 provides that adoption of this ordinance by the City Council shall not be subject to appeal under Chapter 36.70A RCW; and

WHEREAS, if the new default timelines—as may be modified by the City—are not met, then Section 7 of SB 5290 requires that a portion of the permit fee must be refunded to the applicant unless the City has implemented at least three of the options in RCW 36.70B.160(1)(a)-(j) at the time an application is deemed procedurally complete; and

WHEREAS, on November 19, 2024, the City Council adopted Resolution No. 10439, adopting and implementing three of the options in RCW 36.70B.160(1)(a)-(j), to take effect contemporaneously with Section 7 of SB 5290 on January 1, 2025; and

WHEREAS, Section 1 of SB 5290 requires the City to exclude project permits for interior alterations from site plan review, with some exceptions; and

WHEREAS, the term “site plan review” is not defined in either SB 5290 or Chapter 36.70B RCW; and

WHEREAS, in contrast to other local governments in Washington State, the City does not offer a type of project permit application named “site plan review”; and

WHEREAS, the Legislature’s intent in adoption Section 1 of SB 5290 appears to have been to target local jurisdictions that do have a “site plan review” project permit application typology; and

WHEREAS, for certain project permit applications, applicants do need to submit a site plan to satisfy the City’s applicable submittal requirements; and

WHEREAS, the mere inclusion of a site plan as a submittal requirement for certain project permit applications does not constitute “site plan review” for the purposes of Section 1 of SB 5290; and

WHEREAS, on June 11, 2024, the City Council initiated work on this ordinance and, in accordance with LUC 20.30J.125 and LUC 20.35.410.A, made a finding of necessity and retained this ordinance for processing by the City Council alone with no review or recommendation by the Planning Commission; and

WHEREAS, on July 10, 2024, and September 11, 2024, the LUC amendments contained in this ordinance were presented to the Bellevue Development Committee for review and feedback; and

WHEREAS, on October 15, 2024, the City Council held a study session regarding this ordinance; and

WHEREAS, on November 7, 2024, a notice of a public hearing on this ordinance was published in the Seattle Times and in the Weekly Permit Bulletin; and

WHEREAS, on November 26, 2024, the City Council held a public hearing on this ordinance; and

WHEREAS, WAC 197-11-800(19)(a) exempts this ordinance from the requirements of Chapter 43.21C RCW as this ordinance relates solely to governmental procedures and contains no substantive standards respecting use or modification of the environment; and

WHEREAS, on October 30, 2024, notice was provided to the Washington State Department of Commerce in accordance with RCW 36.70A.106(3)(b); and

WHEREAS, the City is committed to continuous process improvements with respect to the permitting process and the systems that support that process; and

WHEREAS, the City Council finds that the proposed LUC amendments meet the decision criteria of LUC 20.30J.135, are consistent with the Comprehensive Plan, enhance the public health, safety, and welfare, and are not contrary to the best interests of the citizens, residents, and property owners of the City of Bellevue; 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. Section 20.30K.120 of the Land Use Code is hereby amended to read as follows:

LUC 20.30K.120 Purpose

An interpretation of the provisions of the Land Use Code clarifies conflicting or ambiguous wording, or the scope or intent of the provisions of the Code. A request for a Code interpretation must relate to a specific site, to a specific land use permit application, or to interrelated land use permit applications for a single project within the City. An interpretation of the provisions of the Land Use Code may not be used to amend the Land Use Code.

Section 3. Section 20.30K.140 of the Land Use Code is hereby amended to read as follows:

LUC 20.30K.140 Factors for consideration

In making an interpretation of the provisions of the Land Use Code, the Director shall consider all of the following:

- A. The applicable provisions of the Land Use Code, including their purpose and context;
- B. The impact of the interpretation on other provisions of the Land Use Code;
- C. The implications of the interpretation for development within the City as a whole; and
- D. The applicable provisions of the Comprehensive Plan and other relevant codes and policies.

Section 4. Section 20.35.015 of the Land Use Code is hereby amended to read as follows, with all other provisions contained in Section 20.35.015 that are omitted below, as indicated by an ellipsis, remaining unchanged:

LUC 20.35.015 Framework for decisions

A. Land use decisions, other than decisions on rulemaking, emergency rulemaking, or on applications for Shoreline Conditional Use Permits, Shoreline Substantial Development Permits, and variances to the Shoreline Master Program, are classified into five processes based on who makes the decision, the amount of discretion exercised by the decisionmaker, the level of impact associated with the decision, the amount and type of public input sought, and the type of appeal opportunity. Refer to LUC 20.25E.100 through 20.25E.200 for procedures, permits, and decisions related to Shoreline Conditional Use Permits, Shoreline Substantial Development Permits, and variances to the Shoreline Master Program. Refer to LUC 20.40.100 for procedures relating to rulemaking and emergency rulemaking.

...

C. Process II decisions are administrative land use decisions made by the Director. Threshold determinations under the State Environmental Policy Act (SEPA) made by the Environmental Coordinator and Sign Code variances are also Process II decisions. (See the Environmental Procedures Code, BCC 22.02.034, and Sign Code, BCC 22B.10.180.) The following types of applications require a Process II decision:

...

5. Interpretation of the Land Use Code under Part 20.30K LUC;

...

Section 5. Section 20.35.020 of the Land Use Code is hereby amended to read as follows:

LUC 20.35.020 Pre-application conferences

A pre-application conference is required prior to submitting an application for Conditional Use Permits, preliminary subdivision approvals, short plats, Critical Areas Land Use Permits, planned unit developments, Master Development Plans, Design and Mitigation Permits required pursuant to Part 20.25M LUC, Light Rail Overlay District, and design review projects, unless waived by the Director.

Section 6. Section 20.35.030 of the Land Use Code is hereby amended to read as follows, with all other provisions contained in Section 20.35.030 that are omitted below, as indicated by an ellipsis, remaining unchanged:

LUC 20.35.030 Applications

A. Who May Apply.

Applications for the various types of land use decisions may be made by the following parties:

...

8. Any person may request an interpretation of the Land Use Code under Part 20.30K LUC.

B. Submittal Requirements.

For each type of land use permit application, the Director shall specify submittal requirements, including type, detail, and number of copies for an application to be complete. The Director may waive specific submittal requirements determined to be unnecessary for review of an application. Submittal requirements shall be posted on the City's official website.

C. Intake of a Land Use Permit Application

1. When a land use permit application is submitted to the City, the Director shall first process the application for intake. Intake shall be a simple, ministerial process to determine whether the application contains information purporting to address each applicable submittal requirement. During intake, no substantive review of the application shall occur and the City shall make no effort to evaluate the substantive adequacy of the information contained in the application to actually meet any applicable submittal requirement.
 - a. If the Director determines that the application contains information purporting to address each applicable submittal requirement, including required formatting, then intake shall conclude and the Director shall accept the land use permit application for completeness review.
 - b. If the Director determines that the application does not contain information purporting to address each submittal requirement, including required formatting, then the Director shall return the application to the applicant with a written determination describing what additional information appears to be necessary for intake of the application.

2. For the purposes of RCW 36.70B.070, the land use permit application shall be deemed to have been “received” by the City on the business day that intake of a land use permit application concludes.

D. Determination of Completeness.

1. Within 28 calendar days of the day that intake of a land use permit application concludes, the Director shall review the application for completeness using the following procedure:
 - a. A land use application is complete for purposes of this subsection when it meets the submittal requirements established by the Director even if additional information or studies may be required, or project modifications may be undertaken, subsequently.
 - b. If the Director determines that the application is complete, the Director shall provide to the applicant a written determination that the application is complete.
 - c. If the Director determines that the application is not complete, then the Director shall provide to the applicant a written determination that the application is incomplete and what is necessary to make the application complete.
2. If no written determination stating whether the application is complete or incomplete is provided to the applicant within 28 calendar days of the day that intake of a land use permit application concludes, then the application shall automatically be deemed to be complete on the 29th calendar day and shall be accepted for review.
3. If additional information is necessary to make the application complete, then within 14 calendar days after receiving, from the applicant, additional information that was identified by the Director in their written determination as being necessary to make the application complete, the Director shall provide a written determination to the applicant whether the application is complete or what additional information is necessary to make the application complete.
4. The Director’s determination that an application is complete shall not preclude the Director from requesting, in writing, additional information or studies either at the time of the determination of completeness or subsequently during review of the application if new information is required to complete review of the application or substantial changes in the application are proposed. Following, or in conjunction with, the Director’s determination that an application is complete, any written notice from the City to the applicant that additional information is required to further process the application must include the following:

- a. Notice that nonresponsiveness for 60 calendar days may result in 30 calendar days being added to the time period for review of the application in accordance with subsection E of this section; and
- b. Notice that nonresponsiveness for 60 calendar days may result in cancellation of the application pursuant to LUC 20.40.510.

E. Time Periods for Review of Land Use Permit Applications.

- 1. The City should issue a final decision for each type of land use permit application subject to Chapter 36.70B within the following time periods:
 - a. Within 65 days for applications that do not require public notice under RCW 36.70B.110.
 - b. Within 100 days for applications that require public notice under RCW 36.70B.110, but excluding the following permit types:
 - i. Critical Area Land Use Permits;
 - ii. Design Reviews;
 - iii. Master Development Plans; and
 - iv. Shoreline Substantial Development Permits.
 - c. Within 170 days for applications that require both public notice under RCW 36.70B.110 and a public hearing, or are for the following permit types:
 - i. Critical Area Land Use Permits;
 - ii. Design Reviews;
 - iii. Master Development Plans; and
 - iv. Shoreline Substantial Development Permits.
- 2. For each land use permit application, the applicable time period identified in subsection E.1 shall be calculated as follows:
 - a. The time period shall begin on the day that the application is determined to be complete.
 - b. The time period shall end on the day a final decision is issued on that application, the application is withdrawn, or the application is cancelled for inactivity, whichever occurs first.
 - c. The time period shall start over if an applicant proposes a change in use that adds or removes commercial or residential elements from the original application that would make the application fail to meet the determination of completeness for the new use, as required under subsection D of this section.

- d. An applicant may request, in writing, that the City temporarily suspend review of the applicant's application. If the Director accepts the request, the review of the application shall be suspended until the time that the applicant notifies the City, in writing, that they would like to resume review of the application. If review of the application is suspended for more than 60 calendar days, the Director may add an additional 30 calendar days to the applicable time period for review of the application. The Director may set conditions for the temporary suspension of a permit application.
 - e. If an applicant is not responsive for more than 60 calendar days after the City has notified the applicant, in writing, that additional information is required to further process the application, then the Director may add an additional 30 calendar days to the applicable time period for review of the application.
 - f. The number of days within the time period shall be calculated by counting every calendar day and excluding the following time periods:
 - i. Any period between the day that the city has notified the applicant, in writing, that additional information is required to further process the application and the day when responsive information is resubmitted by the applicant;
 - ii. Any period after the applicant informs the city, in writing, that they would like to temporarily suspend review of the land use permit application until the time that the applicant notifies the City, in writing, that they would like to resume the application; and
 - iii. Any period after an administrative appeal is filed until the administrative appeal is resolved and any additional time period provided by the administrative appeal has expired.
3. Exceptions. The following are not subject to any time period specified in Subsection E of this section:
- a. Process IV decisions.

Section 7. Subsection 20.35.120.A of the Land Use Code is hereby amended to read as follows:

A. A notice of application shall be provided, pursuant to the requirements of this section, within 14 days of issuance of the determination of completeness for an application for a Process I land use decision. See additional noticing requirements in LUC 20.45A.110 for preliminary subdivisions (plats).

Section 8. Section 20.35.210 of the Land Use Code is hereby amended to read as follows, with all other provisions contained in Section 20.35.210 that are omitted below, as indicated by an ellipsis, remaining unchanged:

LUC 20.35.210 Notice of application

A. A notice of application shall be provided, as follows, within 14 days of issuance of a determination of completeness for Process II land use decisions:

Table 20.35.210.A

Application Type	Publish	Mail	Sign
Administrative Amendment	X	X	X
Administrative Conditional Use	X	X	X
Design Review	X	X	X
Home Occupation Permit	X	X	
Interpretation of Land Use Code Under Part 20.30K LUC	X		
Preliminary Short Plat	X	X	X
Variance	X	X	
Critical Areas Land Use Permit	X	X	
SEPA review (When Not Consolidated with Another Permit)	X		

...

Section 9. Subsection 20.35.320.A of the Land Use Code is hereby amended to read as follows:

A. A notice of application shall be provided, pursuant to the requirements of this section, within 14 days of issuance of the determination of completeness for an application for a Process III land use decision. See additional noticing requirements in LUC 20.45A.110 for preliminary subdivisions (plats).

Section 10. Subsection 20.35.510.A of the Land Use Code is hereby amended to read as follows:

A. A notice of application shall be provided, pursuant to the requirements of this section, within 14 days of issuance of a determination of completeness for an application for a Process V land use decision. See additional noticing requirements in LUC 20.30U.122 for Temporary Encampment Permits.

Section 11. Section 20.40.100 of the Land Use Code is hereby amended to read as follows:

LUC 20.40.100 Administration of the Land Use Code

- A. Administration. The Director shall be responsible for administration of this title.
- B. Rulemaking Authority. The Director is authorized to engage in rulemaking or emergency rulemaking in the following circumstances:
 - 1. Where a provision of this title or of the Bellevue City Code explicitly authorizes or requires the Director to engage in rulemaking.
 - 2. Where a provision of this title or of the Bellevue City Code authorizes or requires the Director to take some action, but does not explicitly state that such action must be taken through rulemaking, the Director may, but is not required to, engage in rulemaking to take said action.
 - 3. Where a provision of this title, Chapter 22B.10 BCC, or Chapter 23.76 BCC contains conflicting or ambiguous wording, or the scope or intent of the provision is unclear, the Director may adopt an interpretive rule of general applicability to resolve the conflict, clarify the ambiguity, or clarify the scope or intent of the provision. Interpretations relating to a specific site, to a specific land use permit application, or to interrelated land use permit applications for a single project within the City must be applied for and processed in accordance with Part 20.30K LUC. When engaging in rulemaking or emergency rulemaking relating to an interpretive rule of general applicability under this subsection, the Director shall consider the factors outlined in LUC 20.30K.140.
- C. Rulemaking Procedure. Where authorized to engage in rulemaking, the Director may adopt, amend, or repeal a rule using the following procedure:
 - 1. The Director shall comply with the requirements of the Bellevue Environmental Procedures Code, Ch. 22.02 BCC.
 - 2. The Director shall provide notice of the proposed rulemaking at least 21 calendar days prior to taking final action on the proposed rulemaking. The notice shall comply with the following requirements:
 - a. Notice must be provided through at least one of the following means:
 - i. At least one form of publication, as defined in LUC 20.35.035.
 - ii. At least one form of mailing, as defined in LUC 20.35.035, to persons owning real property that will be affected by the rulemaking.

- iii. Email notice to persons who have signed up for alerts concerning rulemaking.
 - b. Notice must include all of the following:
 - i. A brief description of the proposed rulemaking;
 - ii. A link through which the proposed rulemaking may be viewed electronically in full;
 - iii. A procedure through which written public comment may be submitted to the Director concerning the proposed rulemaking; and
 - iv. The first and last date and time by which written public comment may be submitted to the Director concerning the proposed rulemaking.
 3. Following the 21-day notice period, the Director may adopt, amend, or repeal the rule as initially proposed or, in the Director's discretion, as may be modified to respond to public comment, new information, or changed circumstances.
 - a. The Director shall publish notice of their final decision on the proposed rulemaking in a newspaper of general circulation within the City.
 - b. The effective date of the rulemaking shall be on the date that notice of the Director's final decision is published.
 4. The rulemaking procedure outlined in this subsection C sets out the minimum requirements that must be followed when engaging in rulemaking. The Director may, but is not required, to incorporate additional forms of public outreach or public engagement.
- D. Emergency Rulemaking Procedure. When both an emergency exists and the Director is authorized to engage in rulemaking, the Director may adopt, amend, or repeal a rule using the following procedure:
1. For the purposes of this subsection D, "emergency" shall mean the existence of one or more of the following circumstances:
 - a. An imminent threat to public health or safety;
 - b. An imminent danger to public or private property; or
 - c. An imminent threat of serious environmental degradation.
 2. The effective date of the emergency rulemaking shall be the date on which the Director issues their final decision on the emergency rulemaking.

3. Within 14 calendar days following the effective date of the emergency rulemaking, the Director shall provide notice of the emergency rulemaking as follows:
 - a. Notice must be provided through at least one of the following means:
 - i. At least one form of publication, as defined in LUC 20.35.035.
 - ii. At least one form of mailing, as defined in LUC 20.35.035, to persons owning real property that will be affected by the adoption, amendment, or repeal of the rule.
 - iii. Email notice to persons who have signed up for alerts concerning proposed rulemaking activity.
 - iv. Physical posting of the notice at the main entrances to City Hall.
 - v. If the Director determines that none of the foregoing means of providing notice is feasible given the nature of the emergency, the Director may choose some other means of providing notice that is reasonable given the nature of the emergency.
 - b. Notice must include all of the following:
 - i. A brief description of the emergency rulemaking;
 - ii. If internet access is available, a link through which the emergency rulemaking may be viewed electronically in full;
 - iii. If internet access is not available, the address of a location at which the emergency rulemaking will be physically posted in full; and
 - iv. The date and time on which the emergency rulemaking will expire.
4. Emergency rulemaking shall not remain in effect for longer than 90 calendar days. Upon the expiration of emergency rulemaking under the subsection, the following shall occur as may be applicable:
 - a. If the emergency rulemaking resulted in the adoption of a rule, that rule will automatically be repealed and no longer be in force or effect.
 - b. If the emergency rulemaking resulted in the amendment of a rule, the rule will automatically revert to how it read prior to amendment and be reinstated in full force and effect as it existed prior to amendment.

- c. If the emergency rulemaking resulted in the repeal of a rule, the rule that was repealed will automatically be reinstated in full force and effect as it existed prior to repeal.
- 5. The emergency rulemaking procedure outlined in this subsection D sets out the minimum requirements that must be followed when engaging in emergency rulemaking. The Director may, but is not required, to incorporate additional forms of public outreach or public engagement.
- E. Vested Rights and Project-Specific Interpretations. A rule or emergency rule resulting from rulemaking or emergency rulemaking shall be considered to be part of the land use code for the purposes of both LUC 20.40.500 and Part 20.30K LUC.
- F. Appeals. The Director's final decision on rulemaking or emergency rulemaking is the final decision of the City and there is no opportunity for administrative appeal of the Director's decision.
 - 1. The Director's decision on rulemaking or emergency rulemaking may be appealed to the Growth Management Hearings Board pursuant to the requirements set forth in RCW 36.70A.290.
 - 2. Where an interpretation issued under Part 20.30K LUC interprets a rule resulting from rulemaking or emergency rulemaking, such interpretation may be appealed pursuant to the requirements set forth in Chapter 36.70C RCW.

Section 12. Section 20.40.510 of the Land Use Code is hereby amended to read as follows:

LUC 20.40.510 Cancellation of land use applications

The Director may cancel applications for land use permits or approvals based on an applicant's nonresponsiveness for 60 calendar days following a request by the Director for revisions, corrections, or additional information. The Director may extend the response period beyond 60 calendar days if within that time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections, or other information needed by the Department.

Section 13. Section 20.50.036 of the Land Use Code is hereby amended to read as follows, with all other provisions contained in Section 20.50.036 that are omitted below, as indicated by an ellipsis, remaining unchanged:

LUC 20.50.036 N definitions

...

Nonconforming Use. The use of a structure or of land which does not conform to the regulations of the district in which the use exists due to changes in Code requirements or annexation.

Nonresponsiveness. The occurrence of either or both of the following in relation to the review of a land use permit application:

- a. That an applicant is not making demonstrable progress on providing additional requested information to the City or making revisions or corrections requested by the City; or
- b. That there is no ongoing communication from the applicant to the City on the applicant's ability or willingness to provide the additional information or make revisions or corrections requested by the City.

...

Section 14. Section 20.50.044 of the Land Use Code is hereby amended to read as follows, with all other provisions contained in Section 20.50.044 that are omitted below, as indicated by an ellipsis, remaining unchanged:

LUC 20.50.044 R Definitions

...

Rooming House. A non-owner-occupied dwelling in which rooms are rented on an individual room basis. (Refer to LUC 20.20.700 for general development requirements applicable to rooming house uses.)

Rulemaking: The adoption, amendment, or repeal of a rule by the Director acting under the authority granted to the Director by LUC 20.40.100.B and using the procedure outlined in LUC 20.40.100.C.

Rulemaking, Emergency: The adoption, amendment, or repeal of an emergency rule by the Director acting under the authority granted to the Director by LUC 20.40.100.B and using the emergency procedure outlined in LUC 20.40.100.D.

Section 15. Section 20.50.046 of the Land Use Code is hereby amended to read as follows, with all other provisions contained in Section 20.50.046 that are omitted below, as indicated by an ellipsis, remaining unchanged:

LUC 20.50.046 S Definitions

...

Site. A lot or group of lots associated with a certain application, building or buildings or other development.

Site Plan Review. For the purposes of RCW 36.70B.140, “site plan review” does not occur simply because a site plan is required as a submittal requirement for a specific permit application.

...

Section 16. 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 17. Effective Date. This Ordinance shall take effect and be in force on January 1, 2025.

Passed by the City Council this _____ day of _____, 2024 and signed in authentication of its passage this _____ day of _____, 2024.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Trisna Tanus, Acting City Attorney

Robert Sepler, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk
Published _____