



City of Bellevue

Public Hearing to Extend Temporary Use Permits Interim Official Control

Mike Brennan and Trisna Tanus
Development Services Department

April 12, 2021

Direction

Hold the Public Hearing and following the Public Hearing, adopt the Ordinance to extend the Interim Official Control



AGENDA



Process for Interim Official Control



Ordinance No. 6530



Types of Temporary Use Permits



Permit Decision Criteria



Upcoming Steps

Objectives and
Expected
Outcomes

Process for Interim Official Control

- Council adopted the Interim Official Control (IOC), Ordinance No. 6530, on October 12 tolling time limitations for Temporary Use Permits
- Under the GMA, the IOC is effective for six months
- The IOC may be renewed for additional six-month periods, if a Public Hearing is held
- If Council holds a Public Hearing tonight, the IOC may be extended for an additional six months

Ordinance 6530 - Tolling of Time

Tolling of time limitation

- Tolling of time for the effective duration of active permits related to COVID and Safe Start Washington
- Permit holders have the full duration of their permits
- Time begins on the first day after completion of all phases of Safe Start Washington

Ordinance 6530 – Successive Apps

Suspension of restriction for successive applications

- Suspending restriction for successive applications for permits related to COVID and Safe Start Washington
- Applicants may apply for successive permits as needed to adjust to new circumstances
- Restriction resumes 30 days after completion of all phases of Safe Start Washington

COVID-Related Permits

- We are currently in Phase 3 of Safe Start Washington
- Temporary Use Permits to mitigate the continuing impacts and limitations of COVID-19 and Safe Start Washington:
 - Restaurants to provide outdoor dining in parking lots
 - Retail stores to operate in outdoor spaces
 - Entertainment companies for drive-in movies
 - Educational institutions to bring in portable structures for classrooms
 - Healthcare companies to provide drive-in or drive-through medical services

Objectives and Expected Outcomes

- Quickly mitigate the continuing impacts of COVID and limitations of Safe Start Washington
- Continue relying on the temporary use for increased capacities
- Allow applications for successive permits for continuity
- Expand certain temporary uses such as for classrooms, medical services, and other activities
- Minimize underutilization of properties, suspension of activities, and closed businesses

Permit Decision Criteria

- Protect public health, safety, or welfare, and avoid injury to adjacent properties
- Must not be incompatible in intensity and appearance with existing land uses in the immediate vicinity
- Include adequate parking for the temporary use
- Must specify hours of operation; and
- Must not cause adverse noise, light, or glare on surrounding uses

Upcoming Steps

- Council is asked to hold the required Public Hearing
- Council to consider approving an extension of the IOC
- If Council approves the extension, the EBCC will hold a Public Hearing and approve/disapprove the extension within their jurisdictional area on May 4

Direction

Hold the Public Hearing and following the Public Hearing, adopt the Ordinance to extend the Interim Official Control

