

CITY COUNCIL AGENDA TOPIC

Ordinance relating development regulations; Amending LUC 20.10.440, LUC 20.10.445, LUC 20.15.030, LUC 20.15.050, LUC 20.15.120, LUC 20.15.130, LUC 20.20.010, LUC 20.20.120, LUC 20.20.390, LUC 20.20.525, LUC 20.20.538, LUC 20.20.727, LUC 20.25A.170, LUC 20.25A.180, LUC 20.25D.070, LUC 20.25D.105, LUC 20.25D.130, LUC 20.25D.150, LUC 20.25P.100, LUC 20.25Q.070, LUC 20.25Q.150, LUC 20.25Q.160, LUC 20.25R.030, LUC 20.25R.040, LUC 20.25R.050, LUC 20.45A.065, and LUC 20.45B.057; Amending Chapter 20.20 LUC to include new LUC 20.20.536; Providing for Severability; and setting an effective date.

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Land Use Code Amendment (LUCA) for general clean-ups to improve clarity and internal consistency, correct inaccurate or outdated citations, and directly comply with changes to state law.

RECOMMENDATION

Move to adopt Ordinance No. 6931

BACKGROUND/ANALYSIS**Background**

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

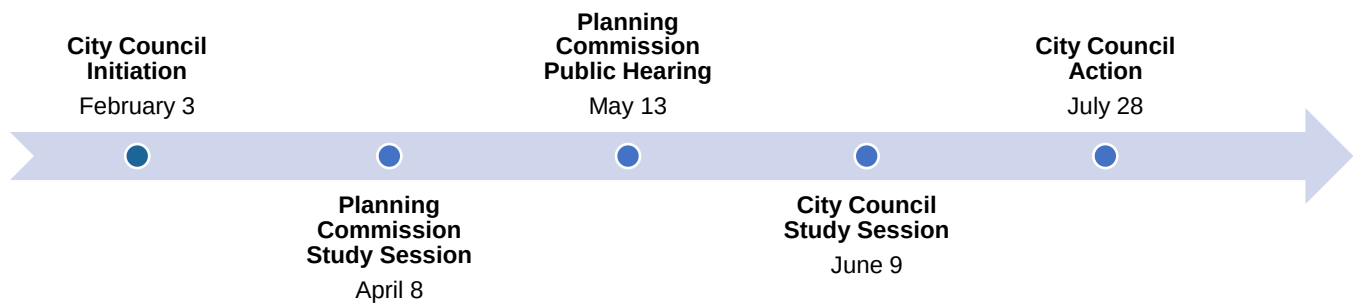
- Clean-Up Amendments
- Development Regulations
- Trees, Landscaping, and Environment
- Process Changes
- Bellevue City Code Amendments

This Ordinance relates to the development regulations amendments, which amends Chapters 20.10, 20.15, 20.20, 20.25, 20.45A, and 20.45B of the Land Use Code to improve clarity and internal consistency, correct inaccurate or outdated citations, and ensure compliance with changes to state law. 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 development regulations; Amending LUC 20.10.440, LUC 20.10.445, LUC 20.15.030, LUC 20.15.050, LUC 20.15.120, LUC 20.15.130, LUC 20.20.010, LUC 20.20.120, LUC 20.20.390, LUC 20.20.525, LUC 20.20.538, LUC 20.20.727, LUC 20.25A.170, LUC 20.25A.180, LUC 20.25D.070, LUC 20.25D.105, LUC 20.25D.130, LUC 20.25D.150, LUC 20.25P.100, LUC 20.25Q.070, LUC 20.25Q.150, LUC 20.25Q.160, LUC 20.25R.030, LUC 20.25R.040, LUC 20.25R.050, LUC 20.45A.065, and LUC 20.45B.057; Amending Chapter 20.20 LUC to include new LUC 20.20.536; Providing for Severability; and setting an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

- A. Development Regulations Strike Draft
Proposed Ordinance No. 6931

AVAILABLE IN COUNCIL LIBRARY

N/A