

Streamline Permitting SB 5290 LUCA

Public Hearing

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Development Services Department

November 26, 2024



Action

Hold the public hearing on Ordinance No.6823 and, following the public hearing, consider adoption of Ordinance No. 6823



Agenda

1. Background
2. LUCA Overview
3. Review Process
4. Decision Criteria
5. Direction





Background



Continuous Improvement

1. History and Background
2. Customer Experience Program
3. Bellevue Development Committee
4. Permit Streamlining
5. Future Focused



*Customer
Experience*

Virtual Permit Center

[Book an Appointment](#)



Senate Bill 5290

Introduced in early 2023

- Amends Local Project Review Act (RCW 36.70B)
- Land Use and environmental permits
- Goal to create efficiencies and streamline permitting
- Mandatory permit review timelines
- Penalties requiring refunding of fees

Signed by Governor May 8, 2023

- Effective summer 2023 and beyond
- Department of Commerce lead role

Senate Bill 5290

Key Components – Policy Considerations

- Codify project permit shot clocks
 - **65 days** when a public notice is not required
 - **100 days** when a public notice is required
 - **170 days** when public notice and public hearing required
- Fee refund penalty for not meeting shot clocks
 - ✓ Adopt 3 streamlining measures to avoid refunds
 - ✓ Included in budget



WASHINGTON STATE LEGISLATURE





LUCA Overview

LUCA Overview

Codifies Permit Timelines

- **65 days** when a public notice is not required
- **100 days** when a public notice is required, except for:
 - Design Reviews
 - Master Development Plans
 - Critical Areas Land Use Permits
 - Shoreline Substantial Development Permits
- **170 days** when public notice and public hearing required, and adds 4 permit types above



LUCA Overview

Submittal Requirements and Completeness Check

- Notes that submittal requirements shall be posted online
- Clarifies when the review clock begins relative to 28-day completeness check

Definition: Nonresponsiveness

- Applicant is not showing measurable progress on revisions
- There is no ongoing communication regarding the applicant's ability or intent to provide requested information or make required corrections



LUCA Overview

DSD Director Rulemaking

Binding administrative rules about the codes DSD administers

- Updates to **LUC 20.40.100** – Administration of the Land Use Code
- Clarifies rulemaking authority and outlines when and how the Director may establish rules
- Details procedures, including:
 - Replacing public hearing requirement with an extended notice period and more enhanced noticing requirements
 - Establishing when a project may vest to a rule and how a rule may be appealed

LUCA Overview

Director Rule Examples

- Clarifying implementation of green building incentives
- Detailing single-family FAR calculation
- Explaining building height determination on sloped sites based on building segments



Outreach & Engagement



Process IV Notice
Requirements



Bellevue
Development
Committee



Internal work group
with SMEs



Statewide Digital Permitting
Workgroup
Jurisdictions & Bldg Industry

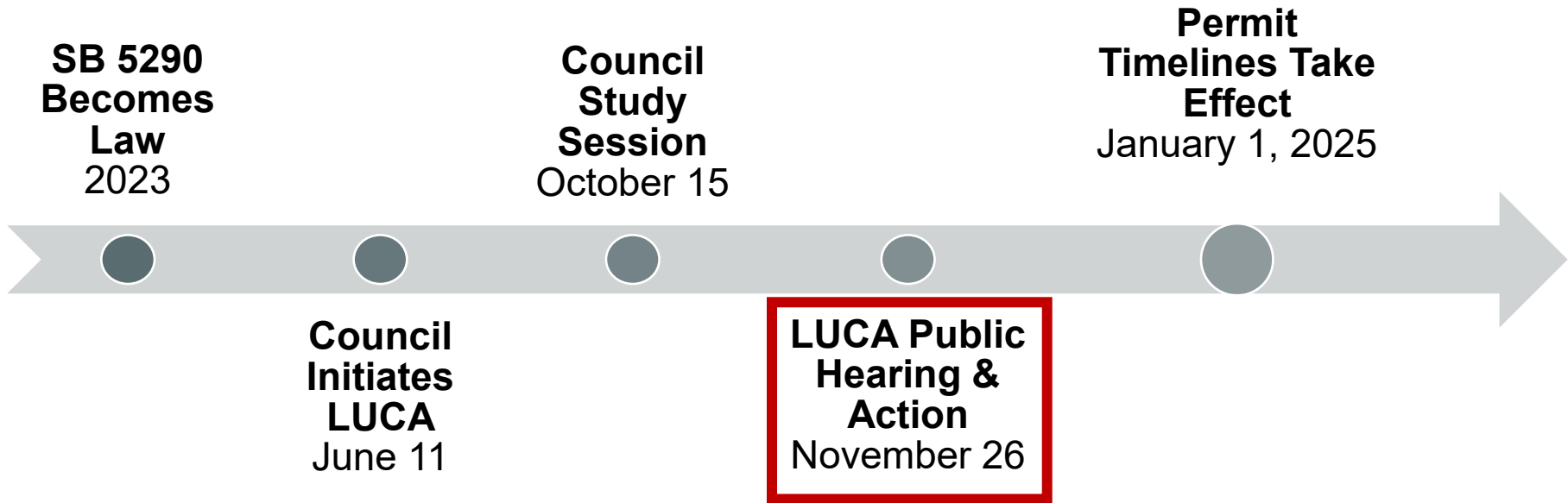


Regional
Benchmarking
Cities & Counties



LUCA Process

Process IV – City Council Legislative Action



Decision Criteria

- A. The amendment is consistent with the Comprehensive Plan; and
- B. The amendment enhances the public health, safety or welfare; and
- C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.



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