

Land Use Code Process Options

The Land Use Code is contained in Title 20 of the Bellevue City Code. For ease of use and administration the Land Use Code is published separately from the Bellevue City Code. Under state law, development regulations such as the Land Use Code must be processed in a certain way. As a result, the code amendment process for a Bellevue City Code amendment involving the Land Use Code differs from the process required for Bellevue City Code amendments that do not involve in the Land Use Code. For clarifications or ambiguous wording of the Land Use Code an Interpretation of the Land Use Code may be issued. The differences in these processes are illustrated below.

CODE AMENDMENT AND INTERPRETATION PROCESSES		
BELLEVUE CITY CODE – BCC Also LUC Amendment Process – when Council retains Hearing Responsibility <i>(*additional process steps not required for BCC amendments are noted in italics)</i>	LAND USE CODE – LUC Planning Commission Recommendation to Council <i>(*additional PC process steps noted in italics)</i>	INTERPRETATION OF THE LAND USE CODE - LUC <i>Clarifies conflicting or ambiguous wording, or the scope or intent of the Code. The interpretation must relate to a specific site, land use district, use, or application. An interpretation of the LUC shall have the same effect as any provision of the LUC.</i>
Amendment initiated by Council and direction provided to staff	Amendment initiated by Council and direction provided to Planning Commission	Interpretation initiated by written request to interpret the provisions of the Land Use Code.
	<i>*Amendment introduced to Planning Commission</i>	
State Environmental Policy Act (SEPA) review initiated	State Environment Policy Act (SEPA) review initiated	Process II (Administrative Decision)
Public notice and 14 day comment period provided (Weekly Permit Bulletin)	Public notice and 14 day comment period provided (Weekly Permit Bulletin)	Public notice and 14 day comment period provided (Weekly Permit Bulletin)

<p>*Washington State Department of Commerce notified of intent to amend the LUC code – Not required for BCC Amendments – minimum 60 days prior to adoption</p>	<p>Washington State Department of Commerce notified of intent to amend the LUC code – minimum 60 days prior to adoption</p>	<p>NA</p>
<p>Study Sessions scheduled before City Council (number dependent on technical complexity, level of outreach and public interest)</p>	<p><i>*Study Sessions scheduled before Planning Commission</i> (number dependent on technical complexity, level of outreach and public interest)</p>	<p>NA</p>
<p><i>*Staff report prepared analyzing LUC amendment for consistency with Comprehensive Plan - Not required for BCC Amendments</i></p>	<p>Staff report prepared analyzing LUC amendment for consistency with Comprehensive Plan</p>	<p>Staff report prepared addressing 20.30K.140 Factors for consideration. The Director shall consider the following:</p> <ul style="list-style-type: none"> A. Applicable provisions of the LUC including their purpose and context; and B. The impact of the interpretation on other provision of the LUC; and C. The implications of the interpretation for development with the City as a whole; and D. The applicable provisions of the Comprehensive Plan and other relevant codes and policies
<p>SEPA Determination issued (required prior to public hearing and final Council action)</p>	<p>SEPA Determination issued (required prior to public hearing and PC recommendation)</p>	<p>NA</p>

ATTACHMENT B

<p><i>*Community Council Courtesy Public Hearing held (7 day public notice required) - Not required for BCC Amendments</i></p>	<p>Community Council Courtesy Public Hearing held (7 day public notice required)</p>	<p>NA</p>
	<p><i>*Public Hearing held before the Planning Commission (14 day public notice required)</i></p>	<p>NA</p>
	<p><i>*Planning Commission formulates Recommendation for Transmittal to the City Council</i></p>	<p>NA</p>
<p>Public Hearing held before the City Council (<i>*14 day public notice required</i>) – 14 day notice not required for BCC Amendments.</p>	<p><i>*Study Session held with the City Council to consider Planning Commission recommendation</i></p>	<p>NA</p>
<p>Council takes final action to adopt code amendment</p>	<p><i>*Council acts on Planning Commission recommendation – remand to Planning Commission for additional work or take final action to adopt LUC amendment</i></p>	<p>NA</p>
<p><i>*Final LUC amendment transmitted to Washington State Department of Commerce – Not required for BCC Amendments</i></p>	<p>Final LUC amendment transmitted to Washington State Department of Commerce</p>	<p>NA</p>
<p><i>*Approval/Disapproval Hearing held before Community Council (7 day notice required) – Not required for BCC Amendments</i></p>	<p>Approval/Disapproval Hearing held before Community Council (7 day notice required)</p>	<p>Notice of Decision and 14 day appeal period provided (Weekly Permit Bulletin)</p>