

CITY COUNCIL REGULAR SESSION

Ordinance amending the Bellevue Land Use Code (LUC) for consistency with the new Downtown Code, Part 20.25A LUC, and Eastgate LUC amendments; to incorporate International Building Code and Bellevue City Code (BCC) amendments related to construction type in Factoria Development Area III; for general clean-ups and clarifications to correct errors, omissions and/or internal conflicts within the LUC and between the LUC and the BCC, including the landscape buffer provision in BelRed, Part 20.25D LUC; and establishing an effective date.

Carol Helland, Code & Policy Director, 452-2724
Trisna Tanus, Legal Planner, 452-2970
Development Services Department

EXECUTIVE SUMMARY

As discussed by Council on September 17, this Ordinance amends the LUC for consistency with the new Downtown Code, Part 20.25A LUC, and Eastgate LUC amendments; to incorporate International Building Code (IBC) and BCC amendments related to construction type in Factoria Development Area III; and for general clean-ups and clarifications.

RECOMMENDATION

Move to adopt Ordinance No. 6425

If approved, effective date: 10/11/2018

BACKGROUND/ANALYSIS

At the September 17 Study Session, Council considered a package of Conformance Amendments, including a draft Ordinance for this Land Use Code Amendment (LUCA). The LUCA is necessary to achieve consistency with the new Downtown Code, Part 20.25A LUC, and Eastgate LUC amendments, to incorporate IBC and BCC amendments related to construction type in Factoria Development Area III, and for general clean-ups and clarifications to correct errors, omissions, and/or internal conflicts within the LUC and between the LUC and the BCC. The LUCA does not result in any substantive changes.

Council also reviewed the Planning Commission's Transmittal detailing the Commission's processing of the LUCA, including its holding of public hearings and unanimous vote to recommend adoption of the LUCA. Following discussion at the Study Session, Council directed the Ordinance, as drafted, be prepared for final action and placed on the Consent Calendar for October 1.

POLICY & FISCAL IMPACTS

No fiscal impact is expected as a result of Ordinance adoption. Administration of the LUCA will be met with current Development Services staffing levels through the permitting functions of the City. Conformance amendments and code clean-ups are generally anticipated to improve efficiency and create the opportunity for cost savings in the permitting process.

OPTIONS

1. Adopt the Ordinance amending the Bellevue Land Use Code (LUC) for consistency with the new Downtown Code, Part 20.25A LUC, and Eastgate LUC amendments; to incorporate International Building Code and Bellevue City Code (BCC) amendments related to construction type in Factoria Development Area III; for general clean-ups and clarifications to correct errors, omissions and/or internal conflicts within the LUC and between the LUC and the BCC, including the landscape buffer provision in BelRed, Part 20.25D LUC; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

Proposed Ordinance No. 6425

AVAILABLE IN COUNCIL LIBRARY

N/A