



Public Hearing on a LUCA to Remove Quasi-Judicial Appeals to City Council on Process I and III Land Use Matters

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MATT MCFARLAND, ASSISTANT CITY ATTORNEY
CITY ATTORNEY'S OFFICE

CAROL HELLAND, CODE AND POLICY DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

Meeting Objectives

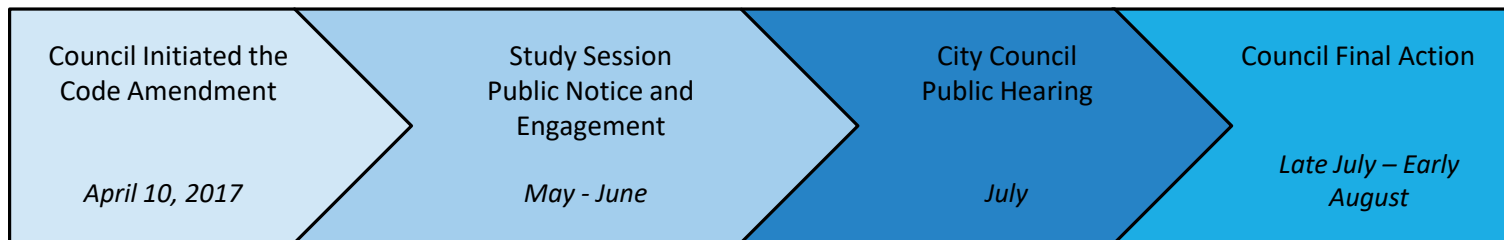
Hold the Required Public Hearing

- Staff Report
- Take Public Testimony

Provide direction to Staff

- Finalize LUCA for Adoption
- Alternative Direction

PUBLIC NOTICE & COMMENT



We Are Here

Enhanced Outreach Methods

Developed in response to public feedback and City Council questions.

Intended to enhance public notice of project permits and help ensure that people know how and when to engage.

DSD plans to implement operational changes regardless of direction received on the LUCA.

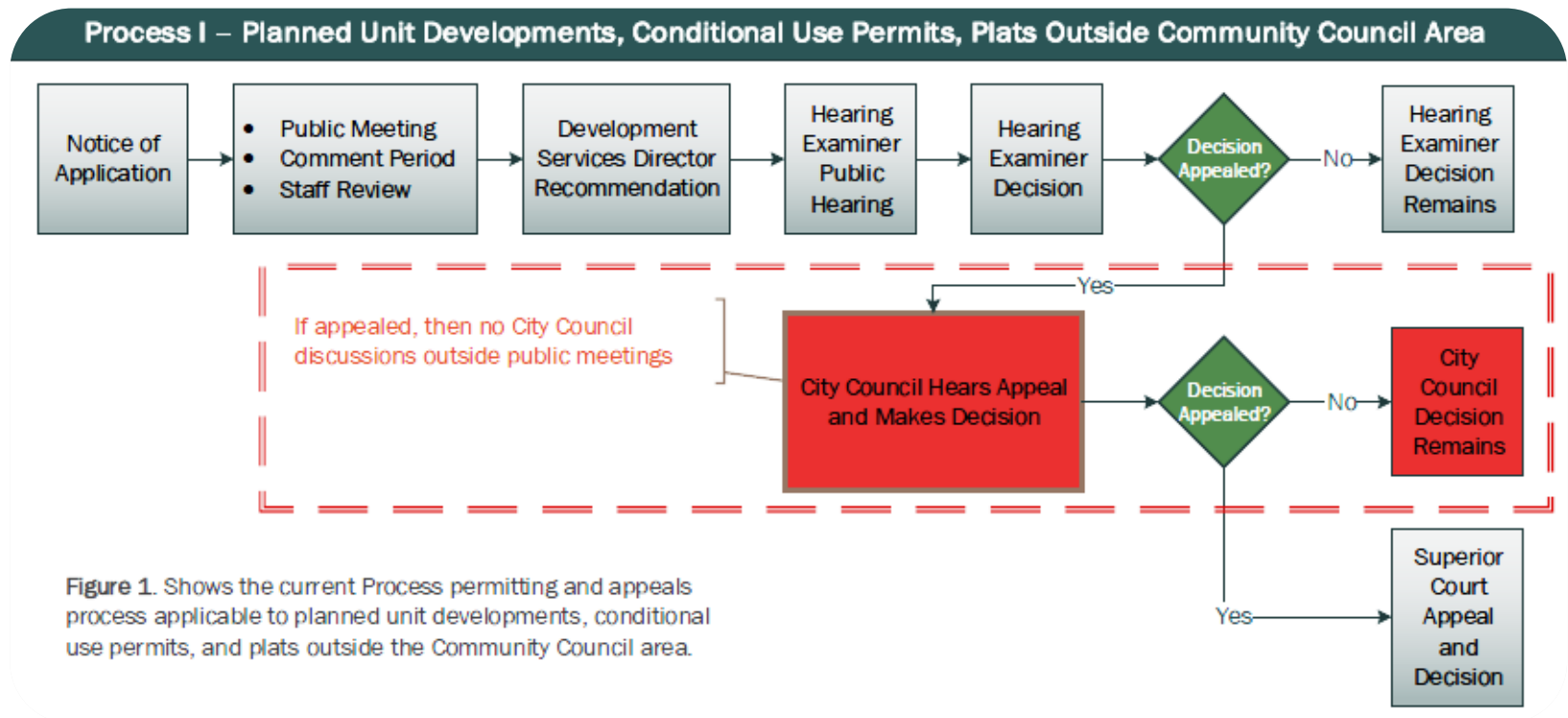
- Postcards for 500-foot mailings
- Expanded use of Project Fact Sheets
- Interactive mapping of permit applications

Question Presented:

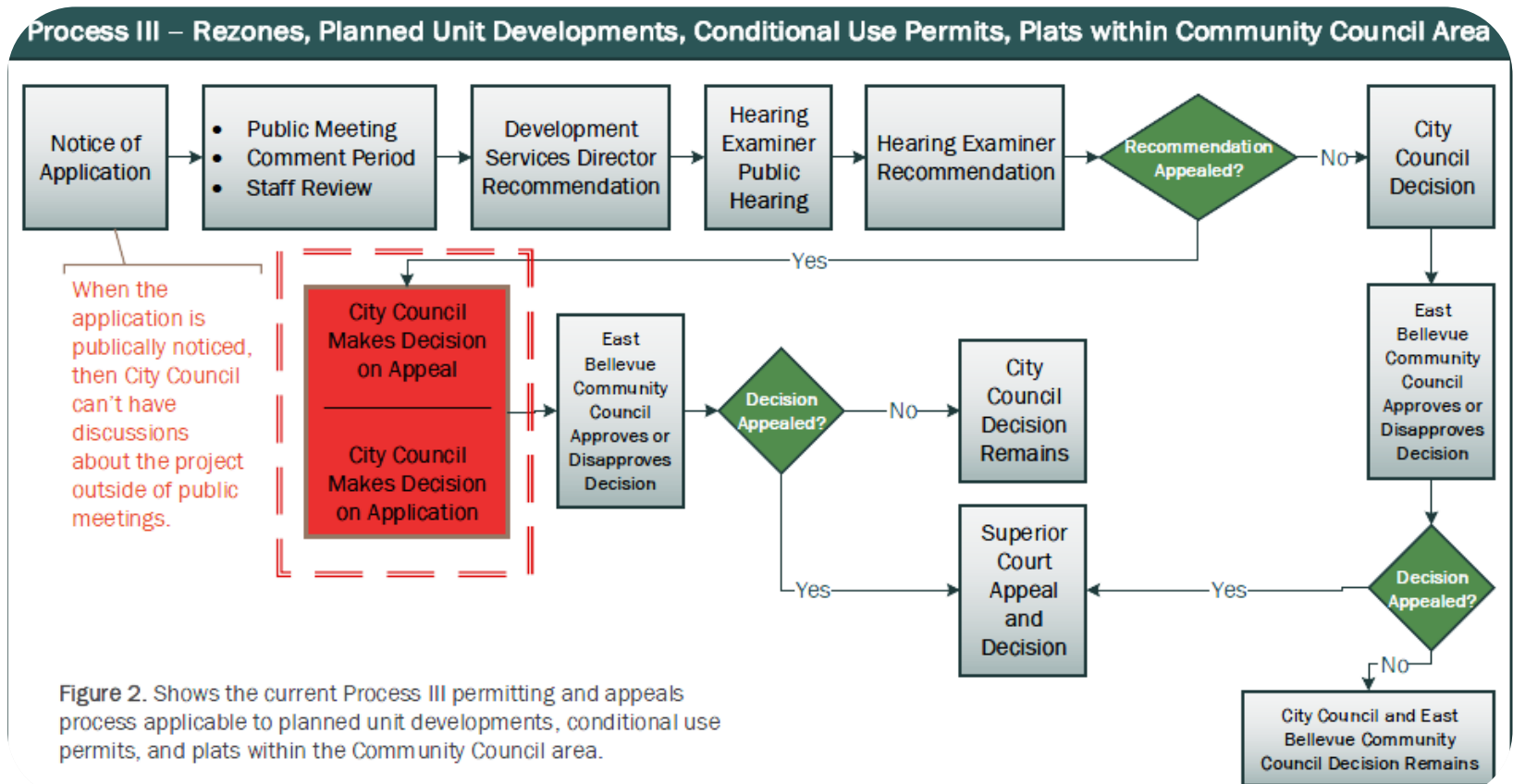


SHOULD THE CITY COUNCIL AMEND THE LAND USE CODE (LUC) TO REMOVE QUASI-JUDICIAL APPEALS TO THE CITY COUNCIL OF HEARING EXAMINER DECISIONS AND RECOMMENDATIONS IN PROCESS I AND PROCESS III LAND USE MATTERS?

Below is a conceptual illustration of the proposed Quasi-Judicial Land Use Code Amendment. If approved, the code amendment would remove the process steps noted in red for Process I land use applications.



Below is a conceptual illustration of the proposed Quasi-Judicial Land Use Code Amendment. If approved, the code amendment would remove the process steps noted in red for Process III land use applications.



LUCA Benefits

- Reinforces Council role as legislators - not judges.
- Ensures quasi-judicial hearings are conducted by a Hearing Examiner with expertise in land use process and substance.
- Reduces risk of bias in decision-making.
- Allows Council to communicate freely with constituents during pendency of permit review.
- Improves process fairness for all stakeholders.
- Aligns Bellevue process with regulatory best practices employed in other jurisdictions - competitively neutral.

Council Appeals 1997 - 2017

Regulatory Reform undertaken in 1997

Numbers of Appeals

- Number of Process I/III appeals to Council – 8
- Number of appeals granted by Council – 1
- Number of appeals denied by Council – 4
- Number of appeals remanded to Hearing Examiner – 3

Processing Time

- Longest – 21 months
- Shortest – 2.25 months

MEETING ELEMENTS

- PUBLIC TESTIMONY
- COUNCIL Q & A
- DIRECTION TO STAFF