



City of Bellevue

Temporary Use Permits Extension Interim Official Control

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Direction Needed from Council

Adopt the Interim Official Control Ordinance

AGENDA



What is a Temporary Use Permit?



COVID-Related Permits



Objectives of the IOC



Components of the IOC



Direction Needed from Council

What is a Temporary Use Permit?

- Allows a use on an interim basis without requiring full compliance with the LUC
- May be on private property or public right-of-way
- Valid for 90-days
- 30-days between successive permits

COVID and Safe Start Washington

- May – Four-phased reopening plan, Safe Start Washington



- June 19 – King County moved to Safe Start Phase 2
- July 28 – Pause all reopening phases due to continued rise of cases statewide
- Businesses and services must continue to limit their activities and follow distancing and other requirements

COVID-Related Permits

- Issued Temporary Use Permits:
 - Restaurants to provide outdoor dining in parking lots
 - Retail stores to operate in outdoor spaces
 - Entertainment companies for drive-in movies
- Potential Temporary Use Permits:
 - Educational institutions to bring in portable structures for classrooms
 - Healthcare companies to provide drive-in or drive-through medical services

Objectives of the IOC

- Respond to positive feedback about these permits
- Quickly mitigate the continuing impacts of COVID and limitations of Safe Start Washington
- Continue relying on the temporary use for increased capacities
- Allow applications for successive permits for continuity
- Expand certain temporary uses such as for classrooms, medical services, and other activities
- Minimize underutilization of properties, suspension of activities, and closed businesses

IOC Components

Tolling of time limitation

- Tolling of time for the effective duration of active permits related to COVID and Safe Start Washington
- Time begins on the first day after completion of all phases of Safe Start Washington

Suspension of restriction for successive applications

- Suspending restriction for successive applications for permits related to COVID and Safe Start Washington
- Restriction resumes 30 days after completion of all phases of Safe Start Washington

Decision Criteria

- Protect public health, safety, or welfare, and avoid injury to adjacent properties
- Must not be incompatible in intensity and appearance with existing land uses in the immediate vicinity
- Include adequate parking for the temporary use
- Must specify hours of operation; and
- Must not cause adverse noise, light, or glare on surrounding uses

Outcomes and Next Steps

- Enable current businesses to operate within approved conditions
- Communicate with existing permit holders and potential applicants
- Streamline re-application and process to revise original permits

Public Hearing

- A public hearing is required within 60 days of enactment of the IOC
- This IOC may be extended for one or more six-month periods if a corresponding public hearing is held



Direction Needed from Council

Adopt the Interim Official Control Ordinance