

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5882

AN ORDINANCE amending the Bellevue City Code relating to time limitations applicable to threshold determinations issued under the Bellevue Environmental Procedures Code and providing for consistency with the Bel-Red Land Use Code provisions related to Catalyst Projects; amending BCC Section 22.02.034.C; and establishing an effective date.

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the Bellevue Environmental Procedures Code, BCC 22.02; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section BCC 22.02.034.C. of the Bellevue City Code is hereby amended as follows:

C. Time Limitation.

1. A threshold determination on a non-project action does not expire and is not subject to a time limitation. New or additional environmental review may be required, however, if the environmental coordinator determines that substantial changes to a proposal are being considered.

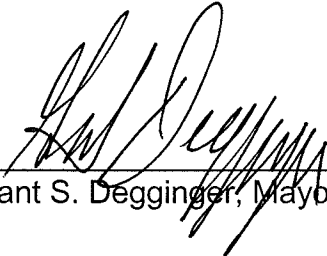
2. Except as set forth in subsection 3 below, a threshold determination on a project action shall have a life of two years, but shall be automatically extended if a building permit is applied for or the use is established within that two-year period; provided, however, the environmental coordinator may also extend a threshold determination for a project action if no substantial changes to the project are proposed and environmental conditions considered in issuance of the original threshold determination have not changed substantially.

3. The time limit for threshold determinations on a Master Development Plan and associated Process II land use decisions for catalyst projects may be extended for up to a maximum of 15 years through a development agreement approved by the City Council pursuant to RCW 36.70B. Any such extension shall be subject to the limitations contained in LUC paragraph 20.25D.035.B.2.b. As used in this section, "catalyst project," and "Master Development Plan" shall have the meanings assigned in the Bellevue Land Use Code. Nothing in this section, the development agreement or the Bellevue Land Use Code provisions regarding catalyst projects shall be deemed to limit the environmental coordinator's authority under section 22.02.037.

Section 2. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 15th day of June, 2009
and signed in authentication of its passage this 15th day of June,
2009.

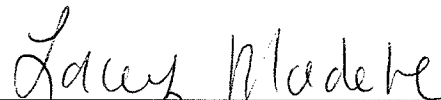
(SEAL)



Grant S. Degginger, Mayor

Approved as to form:

Lori M. Riordan, City Attorney



Lacey Madche, Assistant City Attorney

Attest:



Myrna L. Basich, City Clerk

Published June 18, 2009