

Section XX. Section 20.25M.020.A of the Bellevue Land Use Code is hereby amended to read as follows:

....

A. "Design and Mitigation Permit" is the single, consolidated project permit issued by the City in response to an application to develop an RLRT facility or portion thereof; provided, that a Design and Mitigation Permit does not include a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance Approval if required ~~as provided by Parts 20.25E, 20.30C, and 20.30H~~ LUC.

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Section XX. Section 20.25M.030.A of the Bellevue Land Use Code is hereby amended to read as follows:

20.25M.030 Required permits.

A. Process Roadmap.

1. Use Approval – Two Process Options.

a. Use Permitted by Land Use Code. An RLRT system and its facilities are permitted uses in all land use districts; provided, that the alignment location and profile of the RLRT system has been approved, subsequent to adoption of this overlay, by a Bellevue City Council-adopted resolution or ordinance, or by a development agreement. Any Council-adopted development agreement shall be consistent with Chapter 36.70B RCW and subsection B.1 of this section. Refer to LUC 20.10.440 (Transportation and Utilities Uses in Land Use Districts), LUC 20.25D.070 (Transportation and Utilities Uses in Bel-Red Land Use Districts), LUC 20.25E.030 (Shoreline Use Charts), and LUC 20.25H.055.B Note 12.

b. Use Approval Permitted through Conditional Use. Where the City Council has not legislatively adopted a resolution, ordinance, or development agreement permitting the RLRT system and facility use, ~~Council~~ Conditional Use Permit approval is required pursuant to the provisions of subsection B.2 of this section.

2. Subsequent Review. Additional design and mitigation review and shoreline permitting shall be required pursuant to subsections C and D of this section.

Section XX. Section 20.25M.030.D of the Bellevue Land Use Code is hereby amended to read as follows:

20.25M.030 Required permits.

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D. Shoreline Substantial Development Permit and Variance.

1. Any RLRT facility proposed or located in the Shoreline Overlay District (~~Part 20.25E LUC~~) shall comply with the Shoreline Substantial Development Permit

(SSDP) requirements of ~~Part LUC-20.25E.040~~ LUC. Application for an SSDP together with any other shoreline permit required pursuant to Part 20.25E LUC shall be processed independently of any application for design and mitigation approval under this chapter. Application for an SSDP together with any other shoreline permit required pursuant to Part 20.25E LUC shall be subject to ~~applicable the~~ decision criteria ~~of LUC 20.30R.155~~ contained in subsections LUC 20.25E.150 through 20.205E.190, and the light rail use regulations of LUC 20.25E.070.D.3.g.

2. For properties lying within the Shoreline Overlay District, the City may approve a request to exceed the allowable height limit established by LUC 20.25E.050 ~~80.B.5~~ through the variance to the Shoreline Master Program process allowed pursuant to Part ~~20.30H~~ 20.25E LUC. Application for a shoreline variance shall be subject to the decision criteria of LUC 20.30 ~~E.H.155~~ 190.D.

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