

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Information and discussion regarding the Development Services Department (DSD) Code Amendment Work Program including a discussion of the Downtown Livability Initiative proposed by the Planning and Community Development Department (PCD).

STAFF CONTACT

Mike Brennan, Director 452-4113
Carol Helland, Land Use Division Director 452-2724
Development Services Department

Chris Salomone, Director 452-6191
Dan Stroh, Planning Director 452-5255
Planning and Community Development Department

POLICY ISSUES

- 1) Inform the Council of the amendments that have been requested to the Land Use Code and Bellevue City Code and docketed for consideration;
- 2) Engage the Council in a conversation regarding amendment priorities; and
- 3) Receive Council direction on whether the Downtown Livability initiative should be initiated now by shifting existing CIP funds to this effort, or whether it should be considered for funding as part of the 2013-14 budget. The Downtown Livability Initiative is a key body of work that staff recommends initiating as soon as possible. This item was briefly discussed at the Council Retreat in February and Study Sessions describing opportunities to shift resources needed to initiate this work were held on:
 - March 5 (materials in Council packet but item postponed)
 - May 21
 - June 4,

Staff is requesting the Council direct the reallocation of funds from the existing CIP to begin the Downtown Livability Initiative work this year: \$200,000 currently budgeted for Station Area Planning and \$150,000 currently budgeted for an Updated Vision for the Pedestrian Corridor.

Specific policy issues associated with each code amendment on the docket list will be brought forward to the City Council by the lead City department and analyzed in the future, as each project is initiated and sent forward to the Planning Commission for review.

DIRECTION NEEDED FROM COUNCIL

X Action
X Discussion
X Information

For the DSD Work program, Council is being asked to confirm the assignment of amendments to three priority tiers contained in the Code Amendment Docket. Tier 1 amendments are those identified as top priorities that should be undertaken as soon as possible, taking into account community, Planning Commission, and staff capacity. Tier 2 amendments are those that are not currently ripe for processing or are less urgent because they are not aligned with the development cycle or other City-wide initiative that is currently underway. Tier 3 amendments are those that have been identified for processing as time allows. For the Downtown Livability Initiative, which is a City-wide effort led by PCD, the Council is also being asked to provide direction on funding.

If Council approves moving forward with the Downtown Livability Initiative work this year, staff will return following the Recess to seek Council's approval of the principles, scope and process under which this initiative will proceed.

BACKGROUND/ANALYSIS

The DSD Code Amendment Work Program includes identified code amendments that are in different stages of the amendment process. Some amendments have been initiated by Council, and are currently before the Planning Commission or City Council for consideration. Some amendments have been initiated by Council, but have not yet been introduced to the Planning Commission to begin the formal amendment process. Other amendments have not yet been initiated, and require additional discussion with the Council to determine whether they are warranted and when they should proceed.

Provided that levels of public outreach do not expand beyond what is anticipated, the initiated amendments contained in Attachment A can be processed through Council adoption by year end 2012. Some modest amounts of additional capacity may be available to initiate a low or moderate level docketed code amendment contained in Attachment B as the currently initiated amendments are completed. Simplification of the quasi-judicial permit appeal process or the Land Use Code Clean-up project are examples of work that could be initiated and processed by DSD staff as time allows.

Experience managing 15 years of code amendment work programs shows that the public, affected boards and commissions, and DSD staff have capacity to entertain only two high effort code amendments at any one time. The community's ability to effectively engage, the Planning Commission's ability to accommodate study sessions and public hearings, and the staff's capacity to draft complex code changes diminish when more than two large amendments are being processed at any one time. Citizens become frustrated by the level of participation required when multiple code amendments are processed at the same time, and they express lower levels of satisfaction with the code amendment outcomes.

Currently, two large and complex DSD code amendment projects are underway – the Shoreline Master Program Update, and the Eastlink/Light Rail Transit Use Regulations. In addition, the Council recently initiated a code amendment to address Medical Marijuana Collective Garden regulations, and has expressed an interest in pursuing process simplifications to the quasi-judicial permit appeal process. This mix of amendments would fully utilize the community, Planning Commission, and DSD staff capacity available for

consideration of concurrent code amendments in 2012. As currently-initiated amendments are completed, capacity to undertake a new mix of DSD amendment projects of a similar size and complexity, and to support City-wide initiatives such as Downtown Livability, would then be available.

The DSD code amendment docket is included in Attachment B, and discussed in greater detail below. The docket is currently prioritized to balance available staff resources while taking into consideration demand for the requested amendment, and timing of projects that that may affect participation by other departments in amendments that require cross-departmental coordination. The City Council is being asked to confirm the tier assignments as presented, or modify the assignments as necessary to align with Council goals and objectives for the upcoming year. To support the Council discussion, Attachment C includes information that describes differences between the Land Use Code amendment process and Bellevue City Code amendment process used for amendments that do not involve the Land Use Code.

Development Services Department Code Amendment Docket

The Development Services Department maintains a Code Amendment Docket that catalogs proposals to amend development regulations contained in the Land Use Code (LUC) and in the Bellevue City Code (BCC). Maintenance of the Code Amendment Docket is a requirement of the Growth Management Act. However, it is also a mechanism for DSD staff to collect amendment ideas and requests, and for Council to prioritize amendment work to ensure that available DSD staff resources are deployed to address the most pressing community code amendment needs. The docketed amendments were generated from a variety of sources described below.

- City-wide Initiatives that require code amendments to protect local interests and ensure regional competitiveness, such as those that are being developed pursuant to the MOU with Sound Transit to accommodate light rail through Bellevue and the Downtown Livability Initiative.
- Council-Requested Code Review in response to changing community needs that require investigation into some areas of existing regulation to ensure the continued effectiveness and responsiveness of City codes to current situations. Examples of these types of code review include regulations governing establishment of collective gardens, and simplifications to the quasi-judicial permit appeal process.
- Comprehensive Plan Amendments (CPAs) that require a review of the LUC or BCC to implement new policies and maintain consistency between policies and regulations, such as the Innovative Housing Policies.
- Community-Requested Code Amendments to modify regulations to accommodate new development types and to remove code barriers to development, such as code amendments to entertainment district regulations requested by Tateuchi Center applicants to ensure that the code included flexibility necessary to accommodate functional needs of a performance space. This amendment was processed in 2011.
- External Mandates that arise from state and federal legislative changes, such as the Shoreline Master Program Update, and amendments to ensure consistency with Federal Emergency Management Agency (FEMA) flood insurance program requirements.
- DSD-Identified Code Amendments to ensure that regulations do not create barriers to appropriate development, that alignment with environmental stewardship objectives is maintained, and that emerging planning and technology trends are being evaluated to

take advantage of opportunities presented and to control previously unanticipated impacts to residential and commercial areas.

As the currently-initiated code amendments are completed, the Council will be asked to initiate new amendments of a similar size and complexity. Staff has assigned the docketed code amendments to three prioritization tiers in Attachment B that seek to align anticipated policy implementation work with the work program timelines and available staff capacity in other City departments. Tier 1 amendments are those identified as top priorities that should be undertaken as soon as possible taking into account community, Planning Commission, and staff capacity. Tier 2 amendments are those that are not currently ripe for processing or are less urgent because they are not aligned with the development cycle or other City-wide initiative that is currently underway. Tier 3 amendments are those that have been identified for processing as time allows.

Staff is asking that the Council review the list of docketed code amendment suggestions, and make any changes in tier assignments they feel are necessary to ensure that available staff resources are deployed to address the most pressing community code amendment needs consistent with the Council's goals and objectives for the coming year. Staff from PCD are also asking the Council to provide direction on whether the Downtown Livability Initiative should be undertaken now by shifting resources, or whether it should be considered for funding as part of the 2013-14 budget.

The Downtown Livability Initiative is one cross- departmental effort that requires specific Council feedback, because staff is recommending that the work get underway at the earliest opportunity and feedback on the funding proposal presented during prior study sessions in March, May and June is needed at this time. The anticipated changes to the Downtown Code will help direct the next wave of development to meet the City's planning objectives. The amendments ideally would be in place prior to the next major development cycle, so as not to create uncertainty that could inadvertently delay development. Waiting to initiate this work until the next budget authorization pushes the start date out at least 5-6 months, to January 2013, and this could be a significant delay if the economy is poised to move into the next growth cycle.

For the Downtown Livability Initiative to be undertaken now rather than next year, PCD and DSD staff would need to shift priorities. As proposed, existing PCD staff would be re-assigned to this project immediately. Development Services staff would be freed up to support the code amendment component of this City-wide initiative in early 2013 by funding a Limited Term Employee position and by completing the SMP Update, Light Rail, and Medical Marijuana amendments by year end. The code amendment work would be sequenced for Planning Commission engagement soon after the currently initiated amendments are completed. In the meantime, significant early work by PCD staff could be advanced to ensure an efficient and expeditious code amendment launch with robust outreach.

Development Services Department staff will be available at the July 23 Study Session to answer any questions the Council may have regarding code amendment requests, and to receive direction regarding Council assignment of docketed amendments to prioritization tiers. Planning and Community Development staff will also be available to answer questions

regarding funding necessary for the Downtown Livability Initiative to proceed prior to adoption of the 2013-14 budget.

ALTERNATIVES

Council may: (1) direct staff to revise or eliminate docketed amendments; (2) initiate additional amendments (such as simplifications to the quasi-judicial permit appeal process and the Downtown Highrise Sign Code amendment); and/or (3) direct changes to the assignment of docketed amendments to prioritization tiers in Attachment B. Council is also being asked to provide direction on whether the Downtown Livability Initiative should be undertaken now by shifting resources, or whether it should be considered for funding as part of the 2013-14 budget.

RECOMMENDATION

Staff recommends that the Council make any necessary changes to the assignment of docketed amendments to prioritization tiers in Attachment B, and fund the Downtown Livability Initiative by reallocating \$200,000 currently budgeted for Station Area Planning and \$150,000 currently budgeted for an Updated Vision for the Pedestrian Corridor, both funded in the adopted CIP, in order to begin the Downtown Livability Initiative work this year.

ATTACHMENT(S)

Attachment A – 2012 Initiated Code Amendments

Attachment B – 2013-14 Docketed Code Amendment List

Attachment C – Code Amendment Process Roadmap

AVAILABLE IN COUNCIL OFFICE FOR REVIEW N/A

2012 Initiated Amendments to the Land Use Code in Process			
Initiated Code Amendments [Origin of Request]	Anticipated Level of Effort	Factors Impacting Level of Effort	
Shoreline Master Program Update [External Mandate from the State – Timing Linked to Planning Commission Capacity]	High: substantial public outreach and comprehensive substantive changes required	Technical Complexity	H
		Level of Outreach	H
		Potential Opposition	H
Eastlink/Light Rail Transit Use Regulations [City-Wide Initiative – Timing linked to Memorandum of Understanding with Sound Transit]	High: likely to be time sensitive and require robust community engagement	Technical Complexity	H
		Level of Outreach	M
		Potential Opposition	H
Medical Marijuana Collective Garden Regulations [Council Identified response to State Legislation – Timing Linked to state law requirements for enactment of interim regulations]	Moderate: substantive new code sections required, community engagement necessary	Technical Complexity	H
		Level of Outreach	M
		Potential Opposition	H
Camp and Conference Center regulations to allow conference center and associated uses through a Master Development Plan process to facilitate redevelopment of Sambica property [CPA Consistency – Timing linked to Sambica redevelopment schedule]	Low: substantive new code sections required, community engagement necessary	Technical Complexity	L
		Level of Outreach	M
		Potential Opposition	L

**Code Amendment Docket
Required by RCW 36.70A.470**

Requested Amendments to the Land Use Code			
Tier 1 – Top Priorities Recommended for 2013 Initiation			
Docketed Code Amendments [Origin of Request]	Anticipated Level of Effort	Factors Impacting Level of Effort	
Simplification of Council Quasi-Judicial Permit Appeal Process by limiting types of appeals available to the City Council [Council Identified]	++: non-substantive amendments to provide process streamlining	Technical Complexity	L
		Level of Outreach	M
		Potential Opposition	M
Land Use Code Clean-Up [DSD Identified – Opportunity for Code Simplification and Clarity]	+: citation and cross reference verification and update, and code clarifications	Technical Complexity	L
		Level of Outreach	L
		Potential Opposition	L
Downtown Urban Design & Livability. Privately requested code amendments to expand uses allowed to locate on Pedestrian Oriented frontage, and to allow habitation of roof top space would be included as a component of this project. [PCD Identified Workprogram Proposal not funded in 2011-12 budget to be revisited during 2012 Budget Process]	+++: Research to ensure regional competitiveness and multi-stakeholder public outreach required	Technical Complexity	H
		Level of Outreach	H
		Potential Opposition	M
Wireless Communication Facilities Code Review [DSD Identified – Emerging Technology/Consideration of Additional Impact Mitigation]	+++: Substantive new code, research to ensure regional competitiveness and public outreach required	Technical Complexity	H
		Level of Outreach	H
		Potential Opposition	H

Level of Effort Key

- +** : Low
- ++**: Moderate
- +++**: High

Requested Amendments to the Land Use Code			
Tier 2 – Not Currently Ripe for Processing or Less Urgent			
Docketed Code Amendments [Origin of Request]	Anticipated Level of Effort	Factors Impacting Level of Effort	
<p>Use Chart Update to update references to use characterization documents (Standard Land Use Classification Manual) and to accommodate new and temporary uses such as:</p> <ul style="list-style-type: none"> • Subordinate and Incidental Uses • Adult Day Care • Pet Day Care • Produce Stands • Social Service Providers in affordable housing projects • Relocation of uses and temporary uses during construction <p>[DSD Identified – Emerging Trends]</p>	<p>+: request is narrowly tailored to align code requirements with emerging uses types and associated impacts consistent with the Comprehensive Plan</p>	Technical Complexity	L
		Level of Outreach	L
		Potential Opposition	L
<p>Nonconforming Use Amendments</p> <p>[DSD Identified – Opportunity for Code simplification and clarity]</p>	<p>++: New model adopted with Bel-Red Amendments to be considered for City-Wide application, public outreach required</p>	Technical Complexity	M
		Level of Outreach	M
		Potential Opposition	L
<p>Innovative Housing Regulation review and update to foster compatible infill development, mixed use housing, and affordable housing opportunities (including Accessory Dwelling Units)</p> <p>[CPA Consistency – Housing Element]</p>	<p>+++ : Substantive new code, research to ensure regional competitiveness and substantial public outreach required</p>	Technical Complexity	H
		Level of Outreach	H
		Potential Opposition	H
<p>Great Streets Code Amendments – City-Wide Street Tree Requirements</p> <p>[DSD Identified – Code Gap; PCD Work program]</p>	<p>+: request is narrowly tailored, consistent with Comprehensive Plan</p>	Technical Complexity	M
		Level of Outreach	L
		Potential Opposition	L
<p>Increased flexibility for interim uses to locate in Bel-Red prior to LRT</p> <p>[DSD Identified – Economic Recovery Tool Extension of existing use status and duration of proportional compliance exemption]</p>	<p>+: Increase period of time that existing uses can be discontinued before they are considered abandoned and unable to re-establish</p>	Technical Complexity	L
		Level of Outreach	M
		Potential Opposition	L

Requested Amendments to the Land Use Code			
Tier 2 – Not Currently Ripe for Processing or Less Urgent			
Docketed Code Amendments [Origin of Request]	Anticipated Level of Effort	Factors Impacting Level of Effort	
<p>Permit Time Line and Vesting Flexibility to facilitate development and provide certainty necessary to obtain project financing</p> <p>[DSD Identified – Economic Recovery Tool]</p>	<p>+: request takes advantage of additional time flexibility for CUP vesting under state law</p>	Technical Complexity	L
		Level of Outreach	L
		Potential Opposition	L
<p>FEMA New Minimum Requirements for participation in National Flood Insurance Program necessary to ensure consistency with Biological Opinion for ESA listed Salmon protection</p> <p>[External Mandate - FEMA]</p>	<p>++: Policy direction has financial implications that will require Council direction prior to initiation</p>	Technical Complexity	L
		Level of Outreach	M
		Potential Opposition	M
<p>PUD Process Simplification and Substantive Review to align ordinance with current development trends</p> <p>[DSD Identified – Emerging Development Trends and added revision flexibility]</p>	<p>++: both substantive and procedural amendment to facilitate infill development while maintaining neighborhood compatibility</p>	Technical Complexity	M
		Level of Outreach	M
		Potential Opposition	L
<p>Eastgate/I-90 Corridor Land Use and Transportation Project</p> <p>[PCD Workprogram – Timing linked to DSD staff capacity]</p>	<p>++: substantive new code sections required, community engagement necessary</p>	Technical Complexity	M
		Level of Outreach	M
		Potential Opposition	M
<p>Neighborhood Business code amendment necessary to foster shopping center redevelopment.</p> <p>[PCD Workprogram]</p>	<p>++: Substantive new code, research to ensure regional competitiveness and substantial public outreach required</p>	Technical Complexity	H
		Level of Outreach	M
		Potential Opposition	L

Requested Amendments to the Land Use Code Tier 2 – Not Currently Ripe for Processing or Less Urgent			
Docketed Code Amendments [Origin of Request]	Anticipated Level of Effort	Factors Impacting Level of Effort	
Green Building and Alternative Energy Accommodation Amendments [DSD Identified – Emerging Trends/Environmental Stewardship/CMO Workprogram – Timing Linked to Evergreen State Solar Partnership (ESSP) work]	++: Research to ensure regional competitiveness and multi-stakeholder public outreach required	Technical Complexity	M
		Level of Outreach	M
		Potential Opposition	L
Vendor Cart Code Update [DSD Identified – Emerging Trends/Economic Recovery – Timing linked to funding of Downtown Urban Design & Livability]	++: Multi-stakeholder public outreach required to evaluate emerging vendor cart types and associated impacts	Technical Complexity	M
		Level of Outreach	M
		Potential Opposition	M
Dimensional Regulations Improvements [DSD Identified – Opportunity for Code simplification and clarity]	+: request is narrowly tailored and consistent with Comprehensive Plan	Technical Complexity	M
		Level of Outreach	L
		Potential Opposition	L
Exploration of commercial property maintenance requirements and interim use opportunities for vacant sites (such as parking) [DSD Identified – Economic Recovery Option]	++: increase in land carrying costs associated with commercial property maintenance could be offset with additional interim use flexibility	Technical Complexity	M
		Level of Outreach	M
		Potential Opposition	M
Parking Stall Dimension & Ratio Requirements [DSD identified – Code Flexibility Opportunity/Emerging Trends]	++: Research to ensure regional competitiveness and multi-stakeholder public outreach required	Technical Complexity	M
		Level of Outreach	M
		Potential Opposition	H
Pipeline Safety Amendment to provide location notification and avoidance of construction related impacts and disturbance to high pressure pipelines [DSD Identified – Public Information and Safety]	+: New process model for notification and locate requirements prior to undertaking construction near pipelines	Technical Complexity	L
		Level of Outreach	L
		Potential Opposition	L

Requested Amendments to the Land Use Code Tier 3 – No External Pressure to Complete at this Time			
Docketed Code Amendments [Origin of Request]	Anticipated Level of Effort	Factors Impacting Level of Effort	
Rezone Criteria to clarify meaning of “changed circumstances” [DSD Identified – Opportunity for Code simplification and clarity]	+: request is narrowly tailored and a non-substantive clean-up	Technical Complexity	L
		Level of Outreach	L
		Potential Opposition	L
Delete References to Evergreen Highlands [CPA Consistency Amendment]	+: request is narrowly tailored and a non-substantive clean-up	Technical Complexity	M
		Level of Outreach	L
		Potential Opposition	L
Wilburton and Community Retail Design District Update to support CB rezone accompanying NE 4th extension. [CPA Consistency – Timing Linked to Developer Initiated LID]	++: Substantive new code, research to ensure regional competitiveness and public outreach required	Technical Complexity	H
		Level of Outreach	M
		Potential Opposition	M
Meydenbauer Bay/ Downtown Park Connection [CPA Consistency – Timing Linked to Park Planning]	+++: substantial public outreach, varied stakeholder interests, and substantive code changes required	Technical Complexity	H
		Level of Outreach	H
		Potential Opposition	H
Crossroads Center Plan (06-133381-AD & 07-123051-AD) Community Retail Design Guidelines (07-123052-AD) [Community Request – Timing Linked to Owner Redevelopment Plans]	++: Substantive new code, research to ensure regional competitiveness and public outreach required	Technical Complexity	M
		Level of Outreach	M
		Potential Opposition	M

Requested Amendments to the Land Use Code Tier 3 – No External Pressure to Complete at this Time			
Docketed Code Amendments [Origin of Request]	Anticipated Level of Effort	Factors Impacting Level of Effort	
Helistop Substantive Regulation Review [Council Identified – Timing linked to funding of Downtown Urban Design & Livability]	++: Research to ensure regional competitiveness and multi-stakeholder public outreach required	Technical Complexity	H
		Level of Outreach	M
		Potential Opposition	H
Recycling & Solid Waste Collection Area amendments necessary to respond to current waste hauler requirements [Utility Department Workprogram]	+: request is narrowly tailored to align code requirements with new waste hauling needs	Technical Complexity	L
		Level of Outreach	L
		Potential Opposition	L

Non- Land Use Code Amendments	
Docketed Code Amendment [Origin of Request]	Status/ Level of Effort
Highrise Signs [PCD Identified – Economic Development]	Not Initiated +: Request is narrowly tailored to ensure regional competitiveness
LUC Terminology and Cross Reference Consistency [DSD Identified – Opportunity for Code simplification and clarity]	Not Initiated +: request is narrowly tailored and a non-substantive clean-up
LUC and Clear and Grade Code - Corrections and Process Simplification Amendments related to Critical Areas and NPDES Administration [DSD Identified – Opportunity for Code simplification and clarity]	Not Initiated +: request is narrowly tailored
Environmental Procedures Code Corrections and Simplifications [DSD Identified – Opportunity for Code simplification and clarity and Response to State Legislation]	Not Initiated +: request is narrowly tailored and a non-substantive clean-up
Building and Fire Code 3-Year Update - 2013 [DS Identified – Timing linked to State Code Adoptions and completion regional collaboration to create code alignment through Mybuildingpermit.com participating cities]	Not Initiated +: request is narrowly tailored to ensure consistency with State Law
Updates to Abatement of Dangerous Building and Commercial Building Maintenance Codes - 2013 [DSD Identified – Opportunity for Code simplification and clarity]	Not Initiated ++: Research to ensure regional competitiveness, multi-stakeholder outreach
Noise Control Code Review [Council Identified – Consideration of Additional Impact Mitigation and Opportunity for Code Flexibility]	Not Initiated ++: Research to ensure regional competitiveness and multi-stakeholder public outreach required
Sign Code Update [DSD Identified – Timing Linked to Cross Department Staff Availability]	Not Initiated +++: Research to ensure legal consistency and multi-stakeholder public outreach required

Non- Land Use Code Amendments	
Docketed Code Amendment [Origin of Request]	Status/ Level of Effort
<p>School Impact Fees for Renton School District [Renton School District Requested – Opportunity to assist in the financing of Renton public school facility improvements that serve City of Bellevue Residents]</p>	<p>Not Initiated **: request is narrowly tailored</p>

Code Process Amendment Process Roadmap

The Land Use Code is contained in Title 20 of the Bellevue City Code. For ease of use and administrative the Land Use Code is published separately from the Bellevue City Code. Under state law, development regulations such as the Land Use Code must be processed in a certain way. As a result, the code amendment process for a Bellevue City Code amendment involving the Land Use Code differs from the process required for Bellevue City Code amendments that do not involve in the Land Use Code. The differences in the code amendment processes are illustrated for Council reference below.

CODE AMENDMENT PROCESS	
BELLEVUE CITY CODE – BCC Also LUC Amendment Process – when Council retains Hearing Responsibility <i>(*additional process steps not required for BCC amendments are noted in italics)</i>	LAND USE CODE – LUC Planning Commission Recommendation to Council <i>(*additional PC process steps noted in italics)</i>
Amendment initiated by Council and direction provided to staff	Amendment initiated by Council and direction provided to Planning Commission
	<i>*Amendment introduced to Planning Commission</i>
State Environmental Policy Act (SEPA) review initiated	State Environment Policy Act (SEPA) review initiated
Public notice and 14 day comment period provided (Weekly Permit Bulletin)	Public notice and 14 day comment period provided (Weekly Permit Bulletin)
*Washington State Department of Commerce notified of intent to amend the LUC code – Not required for BCC Amendments	Washington State Department of Commerce notified of intent to amend the LUC code
Study Sessions scheduled before City Council (number dependent on technical complexity, level of outreach and public interest)	<i>*Study Sessions scheduled before Planning Commission</i> (number dependent on technical complexity, level of outreach and public interest)
<i>*Staff report prepared analyzing LUC amendment for consistency with Comprehensive Plan - Not required for BCC Amendments</i>	Staff report prepared analyzing LUC amendment for consistency with Comprehensive Plan
SEPA Determination issued (required prior to public hearing and final Council action)	SEPA Determination issued (required prior to public hearing and PC recommendation)

ATTACHMENT C

<i>*Community Council Courtesy Public Hearing held (7 day public notice required) - Not required for BCC Amendments</i>	Community Council Courtesy Public Hearing held (7 day public notice required)
	<i>*Public Hearing held before the Planning Commission (14 day public notice required)</i>
	<i>*Planning Commission formulates Recommendation for Transmittal to the City Council</i>
Public Hearing held before the City Council (<i>*14 day public notice required</i>) – 14 day notice not required for BCC Amendments.	<i>*Study Session held with the City Council to consider Planning Commission recommendation</i>
Council takes final action to adopt code amendment	<i>*Council acts on Planning Commission recommendation – remand to Planning Commission for additional work or take final action to adopt LUC amendment</i>
<i>*Final LUC amendment transmitted to Washington State Department of Commerce – Not required for BCC Amendments</i>	Final LUC amendment transmitted to Washington State Department of Commerce
<i>*Approval/Disapproval Hearing held before Community Council (7 day notice required) – Not required for BCC Amendments</i>	Approval/Disapproval Hearing held before Community Council (7 day notice required)