

Why is the City Council considering this code amendment?

In the MOU, Council committed to consider a code amendment that allows for a consolidated permitting process. The amendment is intended to:

- Fill “gaps” in the Land Use Code
 - LUC generally does not regulate improvements within the right-of-way
 - LUC would provide no public process on southern portion of route
- Provide a process for reviewing system design and mitigating project impacts
- Create two possible permitting paths to approve the use/final alignment:
 - Development Agreement (DA) path – City Council is decision-maker on the DA
 - Conditional Use Permit path – Council can be either the decision-maker (Process III) or the body deciding an appeal (Process I)
- Under either path, a Design & Mitigation Permit would be required
 - Design features of the light rail facilities
 - Mitigation of project impacts

Would this amendment make it easier for Sound Transit to get permits?

If the Council acts to adopt this proposed amendment, the permit process that would apply to Sound Transit’s East Link project would be more clear than it is under today’s code, which does not directly address light rail. Having a clear permitting path makes the process simpler to follow for Sound Transit and the public, including members of the public who may want to comment on or object to permits.

The proposed amendment is NOT intended to make the development standards that apply to the “look and feel” of East Link less strict than would otherwise apply to light rail or facilities with similar impacts. In the MOU, the City Council did NOT agree to relax any mitigation standards for Sound Transit, and the proposed amendment does NOT waive or minimize such standards.

Does this amendment include rezoning any properties for “transit-oriented development”?

No. The proposal does not rezone any properties, nor does it change the amount or density of allowed development in the City. It affects the permitting process and specific development standards applicable to the light rail facility itself.

When will a draft of the proposed amendment be available?

The code amendment is in the drafting stage and will be presented to Council as a first draft on Oct 8 and will be available on the City’s website with the October 8 Council materials.

What is the deadline for providing input to the Council on this proposal?

Any comment that you provide, either in writing or during a council meeting, will be included as part of the record for Council consideration. Comments will be accepted up to the date that the Council takes final action on any amendment ordinance. A formal opportunity to provide comments to the Council occurs with the public hearing on the proposal, scheduled for October 22. Additional study sessions will occur with the Council in November, with final action tentatively anticipated in December.

How can I stay up to date with progress on this proposal?

You may sign up to become an interested party for this proposal by contacting Catherine Drews at 425-452-6134 or cdrews@bellevuewa.gov. Interested parties will receive copies of formal notices required for the code amendment process; however, these formal notices are not required each time the Council considers the amendment at a study session. For that reason, progress on the amendment and upcoming key dates will be available on the City’s website on the East Link project page <http://www.bellevuewa.gov/light-rail.htm>. You should check that site frequently for progress reports and updates and sign up for e-gov alerts on that page.