



# Bellevue Development Committee

February 14, 2024

## Agenda

1. **Welcome** – Facilitator
2. **Senate Bill 5290** – Jake Hesselgesser, Liz Stead
  - a. Commerce Update – Washington State Department of Commerce Fact Sheet (attached)
  - b. Seeking feedback on implementation
3. **Permitting Sub-team** – Nate Tilson, Angie Lillie  
Seeking feedback on the following items
  - i. Simplifying required submittal documents
  - ii. Review process for building permits
4. **Inspection Sub-team** – Gregg Schrader, Ryan Mumma  
Seeking feedback on the following items
  - i. Improving communication
  - ii. Resolving inspection issues with all parties involved
5. **Closing and Next Meeting** – Facilitator
  - a. March 13<sup>th</sup> 1-4PM Utilities Capital Recovery Charge (CRC) or Watershed Management Plan, SB 5290, Wilburton LUCA
  - b. April 17<sup>th</sup> 1-4PM Regular BDC Meeting

### **Bellevue Development Committee Agenda Committee Members:**

Patrick Bannon, Bellevue Downtown Association

Joe Fain, Bellevue Chamber of Commerce

Rebecca Horner, City of Bellevue

Patience Malaba, Housing Development Consortium Seattle-King County

Tim McKey, Sellen Construction

Veronica Shakotko, Master Builders Association of King and Snohomish Counties

*Note: The purpose of the BDC meetings is to have an inclusive forum where the development industry and others can provide input and collaborate with City staff about concerns, challenges and solutions related to permitting, entitlement and code amendments. Participants acknowledge and agree that while communications in these meetings may refer to an actual permit, land use or code amendment project, they are for illustrative purposes only. As such, these communications are not considered comments or responses for any associated project and will not be kept as part of the project record or file.*



For alternative formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance 425-452-4392 (voice) or email ([SLTaylor@bellevuewa.gov](mailto:SLTaylor@bellevuewa.gov)). For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov).



Washington State  
Department of  
**Commerce**

**We strengthen communities**

# LOCAL PROJECT REVIEW ACT AND SB 5290 (2023)

In 2023, [Senate Bill 5290](#) updated portions of the Local Project Review Act, [RCW 36.70B](#). The amendments seek to improve project review and permitting for construction and land use project permits, with an emphasis on housing development. Commerce has created the following short guide to help local jurisdictions understand new requirements under the law. Please contact [Joanne.wright@commerce.wa.gov](mailto:Joanne.wright@commerce.wa.gov) or [Catherine.mccoy@commerce.wa.gov](mailto:Catherine.mccoy@commerce.wa.gov) for more information.

## Local Jurisdiction Requirements

Bill Sec/RCW	Changes	Effective Date
Section 6 RCW <a href="#">36.70B.070</a>	Clarify determination of completeness procedural requirements – the determination must be based solely on the procedural requirements as outlined on the permit application.	July 23, 2023
Section 7(1)(a)-(k) RCW <a href="#">36.70B.080</a>	Revise the existing 120-day time period for project review from the date an application is determined complete. The default time periods listed in the section apply automatically if the local government does not adopt an ordinance setting or changing the time periods.	January 1, 2025
Section 7(1)(l) RCW <a href="#">36.70B.080</a>	Refund 10-20% of permit fees if the new time periods described in section 7 are not met, unless the jurisdiction has adopted at least 3 measures listed in RCW 36.70B.160. Also, allows a local government to only collect 80% of a permit fee upon application, and the remainder only if time periods are met.	January 1, 2025
Section 7(2) RCW <a href="#">36.70B.080</a>	Modifies the existing annual performance report requirement for jurisdictions to include data on compliance with the new permit time periods. Applies to counties subject to RCW 36.70A.215 and cities/towns greater than 20,000 population within those counties.	March 1, 2025
Section 8(1) RCW <a href="#">36.70B.160</a>	Adopt some of 10 listed measures to expedite permit review by the next comprehensive plan update under certain circumstances. All jurisdictions are encourage to adopt some of the listed measures.	Comprehensive plan update after January 1, 2026
Section 8(2) RCW <a href="#">36.70B.160</a>	Adopt additional measures to expedite permit review if the local government had adopted at least 3 project review and code measures more than five years earlier, and the local government is not meeting the permit deadlines at least 50% of the time since its most recent comprehensive plan update.	Comprehensive plan update after January 1, 2026

# Commerce Requirements

Bill Sec/RCW:	Changes	Effective Date
Sections 2 and 3 RCW <a href="#">36.70B.240</a> RCW <a href="#">36.70B.241</a>	Administer two grant programs – Grant 1: consolidated permit review for acceleration of residential building permits; Grant 2: for permitting systems updates from paper to digital platforms.	April 2024
Section 4	<p>Convene a digital permitting work group to report* to the legislature and governor on the need for digital permitting systems for local governments; the barriers to adoption of digital permitting systems; the costs/benefits of a statewide permitting software system; and budgetary, administrative, and legislative recommendations to establish a statewide system of digital permit review.</p> <p>*Report to the legislature due by August 1, 2024. The permitting work group will continue to meet and work with Commerce until June 30, 2025.</p>	August 1, 2023 through June 30, 2025
Section 9 RCW <a href="#">36.70B.245</a>	Provide technical assistance and guidance to local governments regarding the structure of their application and permit fees.	March 2024
Section 11 RCW <a href="#">36.70B.250</a>	Create a template and guidance for local governments required by RCW 36.70B.080 to submit annual performance reports.	March 2024
Section 12	Develop a plan to provide local governments with temporary permit staff for residential housing permit applications. The plan was due to the legislature December 1, 2023.	December 1, 2023