

CITY COUNCIL REGULAR SESSION

Ordinance amending sections 20.20.120, 20.20.590, and 20.50.016 of the City of Bellevue Land Use Code (LUC) removing barriers to, and encouraging production of, attached accessory dwelling units (ADUs); creating a mechanism for separate ownership of ADUs; allowing for existing ADU applicants to utilize new code provisions under this Ordinance; providing for severability; and establishing an effective date.

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EXECUTIVE SUMMARY

This Ordinance is a Land Use Code Amendment (LUCA) to remove barriers to and encourage construction of ADUs, and to provide a mechanism for separate ownership. On June 12, after discussion in Study Session about the Planning Commission-recommended ADU Reform LUCA, Council directed staff to prepare the LUCA Ordinance for final adoption.

RECOMMENDATION

Adopt Ordinance No. 6746

BACKGROUND/ANALYSIS

The proposed LUCA was launched by Council on January 17 to remove LUC barriers and encourage construction of ADUs, and to create a mechanism for separate ownership of ADUs. This action is part of a larger suite of housing initiatives called Next Right Work, which aims to increase housing production, affordable housing production, and housing diversity within the City.

The LUCA amends Chapter 20.20.120 of the LUC to remove or amend certain requirements for ADUs that have been identified as barriers. These requirements include:

- Owner occupancy;
- Design controls;
- Prohibition of separate ownership;
- Size limits;
- Procedural requirements; and
- Off-street parking.

The staff report detailing the amendments and compliance with LUCA decision criteria in LUC 20.30J.135 is included as Attachment A, and a strike-draft showing the specific amendments are included as Attachment B.

In addition to Council-directed amendments related to ADUs, recent state legislation, House Bill (HB) 1337, also mandates many of the proposed changes in this LUCA. Although this LUCA addresses most of the requirements of the bill, future work will be needed to conform the LUC with HB 1337 mandates.

Staff is evaluating options to address the HB 1337 mandates through the Comprehensive Plan Periodic Update that is currently underway and future LUCAs. In the interim, staff recommends adopting the current LUCA to encourage ADU construction in the nearer term.

The Planning Commission reviewed the proposed LUCA during a study session on March 22, then held a public hearing on May 10 before unanimously recommending adoption of the LUCA. The Council then reviewed the Planning Commission recommendation on June 12. Following discussion, Council directed staff to prepare the LUCA Ordinance for final action, with one modification to the proposed parking requirements to comply with related requirements in HB 1337.

POLICY & FISCAL IMPACTS

Policy Impact

This Next Right Work action is consistent with the Affordable Housing Strategy Action B-2, which encourages updating ADU standards to increase the overall supply of ADUs in the City. Additionally, this proposed LUCA is consistent with the following Comprehensive Plan policy:

- **HO-15:** Allow attached accessory dwelling units in single family districts subject to specific development, design, location, and owner occupancy standards. Allow detached accessory dwelling units where expressly allowed by neighborhood subarea plans.

Fiscal Impact

There is no fiscal impact associated with implementing the proposed LUCA.

OPTIONS

1. Adopt the Ordinance amending sections 20.20.120, 20.20.590, and 20.50.016 of the City of Bellevue Land Use Code (LUC) removing barriers to, and encouraging production of, attached accessory dwelling units (ADUs); creating a mechanism for separate ownership of ADUs; allowing for existing ADU applicants to utilize new code provisions under this Ordinance; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS

- A. ADU Reform LUCA Staff Report
- B. Strike-Draft
Proposed Ordinance No. 6746

AVAILABLE IN COUNCIL LIBRARY

N/A