

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Permanent Homeless Shelter Permitting Amendments to the Land Use Code (LUC) – Meeting 3.

STAFF CONTACTS

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POLICY ISSUES

In January, the City Council affirmed its intent to allow for a permanent homeless shelter in Bellevue by directing staff to develop permanent homeless shelter regulations when it extended the Interim Official Control (IOC) and adopted general scheduling for completion of the code drafting work. Council also communicated the importance of providing a community engagement approach that allows the public to provide meaningful input as the Council weighs the policy choices that will drive the Land Use Code provisions regulating homeless services uses. On March 5, Council endorsed the community engagement approach and LUC Amendment (LUCA) processing schedule which is included with this memorandum as Attachment A. The focus of this Study Session is to:

- Frame the first Policy Discussion – Attachment B
- Present the LUCA Memory Book (compilation of Councilmember suggestions) – Attachment C
- Review the LUCA Processing Schedule

DIRECTION NEEDED FROM COUNCIL

ACTION

DIRECTION

INFORMATION ONLY

Information tonight will focus on framing the first policy discussion regarding the Draft LUCA and receiving feedback from the City Council. Following the policy discussion, staff will present the Memory Book created after the April 23 Study Session. This document is intended to capture suggestions made by individual Councilmembers, and provide a tool for tracking direction given to staff regarding which suggestions should be incorporated into a Final Draft LUCA. The Final Draft LUCA will be the subject of a public hearing when the Council policy discussions are complete and the direction received from the City Council has been incorporated. The public hearing is tentatively scheduled for June 11.

BACKGROUND/ANALYSIS

The City Council has been exploring and adapting the various components of Bellevue’s response to homelessness in several initiatives over the years, including establishing and supporting a men’s winter shelter, partnering with other Eastside jurisdictions to fund regional shelters, focusing investments in services to prevent and reduce homelessness through the human services funding process and adopting

an affordable housing strategy. Over the course of approximately 18 months, those various initiatives and efforts have been drawn into a more comprehensive conversation, addressing the suite of facilities, services and enforcement that is needed to allow Bellevue to respond to this regional challenge in a way that reflects the values of this community. This agenda memo focuses on development of a Final Draft LUCA for consideration at a public hearing in June.

LUCA Amendment (LUCA) Process

The LUCA process for regulating homeless services uses is a Process IV land use matter (City Council legislative action) in which the City Council has retained jurisdiction to conduct the public hearing rather than forwarding the matter to the Planning Commission. On January 22, Council held a Public Hearing to extend the IOC addressing homeless shelter permitting, and initiated the LUCA process necessary to complete permanent regulations while the extended IOC is in effect.

As discussed above, Council communicated the importance of encouraging and facilitating enhanced community engagement throughout this legislative process. The community input received over the last 18 months and from the survey and workshops held in April was the result of the direction provided by Council when it initiated the LUCA.

The May 7 Draft LUCA included with this memorandum as Attachment D was informed by community input and updated to address errata identified since the April 23 Study Session on this topic. Specifically, the Draft LUCA originally released on April 23 reflected what staff read and heard during the community engagement process, and incorporated this input to the greatest extent possible while adhering to the Council's goal of fostering establishment of a permanent shelter in Bellevue. The LUCA is drafted to apply Citywide, to shelters for homeless individuals in general or to specific populations of homeless individuals, and to foster success of the shelter in the specific neighborhood where it is sited. The LUCA also contains a community engagement framework that will apply to any future homeless shelter permitting process to support open communication and relationship building between the operator and the community where any homeless services use is proposed to be located.

To facilitate Council consideration of the policy issues raised by the Draft LUCA, the Council discussion schedule for May 7 and May 21 has been organized around several policy topics that are described in greater detail below.

Policy Topics

Policy topics that require Council consideration fall into three broad categories that include:

1. "Why and What;"
2. The Permitting Process; and
3. "Where and How."

The "Why and What" policy topic includes consideration of the code provisions that describe the purpose of the homeless shelter permitting section, when the code applies, and how key terms are defined. The Permitting Process policy topic frames the discussion of how a permit for a proposed homeless services use will be reviewed by the City, and how a decision will be made on an application to establish and construct a permanent shelter for an identified homeless population. These first two policy topics are scheduled for discussion on May 7. Attachment B provides the policy discussion framework document that will be used to support the Council discussion of the first two topics.

Topics remaining at the end of the May 7 policy discussion will be held over for consideration on May 21. The “Where and How” policy topic is also scheduled for discussion on May 21, and will include consideration of the code provisions that describe where homeless services uses are permitted and how they must be constructed and operated to ensure that they are successful in the area of the City where they are proposed.

LUCA Processing Schedule Review

The three policy topics scheduled for Council discussion are included on the following calendar for ease of reference. Additional important dates, such as the tentative schedule for the public hearing, are also included. The purpose of the schedule review is to track progress on the LUCA Process, facilitate transparency, and identify process deviations early to ensure appropriate steps can be taken to realize the Council goal of completing the LUCA before the IOC expires in August.

Schedule	Council Meeting Topics and Actions
May 7	Policy Topics: <ul style="list-style-type: none"> • “Why and What” (Purpose, Applicability and Definitions) • Permit Process (Approval Process Required, Submittal Materials, and Good Neighbor Agreement Advisory Process)
May 21	Policy Topics: <ul style="list-style-type: none"> • Any topics remaining from May 7 Study Session • “Where and How” (Use Charts, Development Standards/Use Requirements, and Design Guidelines) Set Public Hearing (unless additional policy discussion is necessary)
June 11	Public Hearing on Draft LUC Amendments (if policy discussion concluded) Final Direction on Draft LUC Amendments
June/July*	Adoption of LUC Amendments

**If permanent regulations are not adopted by August 6, Council will need to decide whether to hold another public hearing to extend the IOC for an additional 6 months.*

OPTIONS

N/A

RECOMMENDATION

N/A

ATTACHMENTS

- A. Processing Schedule for Homeless Services Uses LUCA
- B. Policy Discussion Guide
- C. LUCA Memory Book
- D. Draft LUCA dated May 7, 2018

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A