

CITY COUNCIL REGULAR SESSION

Good Neighbor Agreement Advisory Committee Appointments – Chapter 20.20.455 of the Land Use Code (LUC)

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EXECUTIVE SUMMARY**ACTION**

Appointment of two Bellevue resident at-large members to serve on the Good Neighbor Agreement Advisory Committee (GNAAC) in response to Congregations for the Homeless' Conditional Use Permit application to site a homeless services use at 13620 SE Eastgate Way.

RECOMMENDATION

Move to appoint Pete Ryan and Jason Courter as resident at-large members to the GNAAC per Land Use Code (LUC) 20.20.455.G.2.b.

BACKGROUND/ANALYSIS**Homeless Services Uses Land Use Regulations**

In July 2018, Council adopted the City's homeless services uses regulations, LUC 20.20.455, via Ordinance No. 6419. These regulations establish the procedure and criteria that the City will use in making a decision upon an application to permit a homeless services use. Specifically, LUC 20.20.455.G.2.b requires that the Director establish a GNAAC for any homeless services use application. The purpose of the GNAAC is to foster communication between the community and homeless services operator through a committee of up to 19 members as noted in the categories below:

GNAAC Composition and Appointment Process¹

Up to a maximum of eight Bellevue residents within one-mile radius

Up to two Bellevue resident at-large members (Council Appointed) representing City-wide interests

Up to one person representing the K-12 student perspective

Up to three business representatives within one-mile radius

Up to one individual with experience with homelessness

Up to one representative from the human service community

One Operator representative

One Provider representative

One Funder representative

¹ GNAAC members may represent multiple roles on the advisory committee.

Congregations for the Homeless – Pre-Application Conference and Conditional Use Application

Pre-Application Community Meeting

Congregations for the Homeless (CFH) completed its pre-application requirements by participating with City staff in a Pre-application Community Meeting as required by LUC 20.20.455.E.2. The meeting was held on November 5, 2020 and was well attended with approximately 105 attendees. During the Pre-application Community Meeting, staff solicited interest from participants to serve on the GNAAC in the resident and business categories as noted above.

Conditional Use Permit Application

On January 6, 2021, CFH formally submitted its Process I Conditional Use Permit application to permanently locate a homeless shelter at 13620 SE Eastgate Way. The City published Notice of Application and notice of a Public Meeting in the Weekly Permit Bulletin on January 21, 2021. On February 4, 2021, the required public meeting for CFH's Conditional Use Permit application took place to discuss the submitted application. The meeting was well attended with over 50 attendees.

GNAAC Composition

The Director has finalized appointments to the GNAAC (see Attachment A), and consistent with LUC 20.20.455.G.2.b, the two remaining at-large members are appointed by the City Council to represent City-wide interests. Staff recommends the appointment of Pete Ryan, a recent alumnus of the Bellevue Essentials 2020 class, and Jason Courter, who is majority owner of Honda of Bellevue, as the two at-large members. Pete Ryan will act as a liaison to the greater Bellevue community and is a resident of northeast Bellevue. Jason Courter will provide additional representation from the surrounding resident and business community to help inform the GNAAC conversation moving forward.

LUC 20.20.455.G.4 provides guidance on the required topics for discussion by the GNAAC as noted below:

- Context
- Site and Design Issues
- Operations

A Technical Support Team to provide subject matter expertise is also required by the LUC to provide support to the GNAAC. Up to six members may be on this team in the following categories:



Of the six positions on the Technical Support Team, one position will act as a facilitator to aid the GNAAC with its end product in the form of a Good Neighbor Agreement, which shall be submitted to the Director as part of the land use process required under LUC 20.20.455.

POLICY & FISCAL IMPACTS

Policy Impact

Appointment of the two resident at-large GNAAC members is part of the land use process described in the homeless services uses regulations, LUC 20.20.455.G.2.b.

Fiscal Impact

There is no fiscal impact associated with the appointment of the two resident at-large members to the GNAAC.

OPTIONS

1. Appoint Pete Ryan and Jason Courter as resident at-large members to represent City-wide interests on the GNAAC.
2. Do not appoint Pete Ryan and Jason Courter as resident at-large members to represent City-wide interests on the GNAAC and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. GNAAC Composition List

AVAILABLE IN COUNCIL LIBRARY

Ordinance No. 6419