

## CITY COUNCIL REGULAR SESSION

Ordinance amending the Land Use Code (LUC) to create a new Part 20.25Q East Main to establish requirements, standards, and design guidelines to implement the new East Main Transit Oriented Development (TOD); amending LUC 20.10.020 Land Use Districts and LUC 20.25H.045 Critical Areas Overlay District for consistency with the new Part 20.25Q LUC; providing for severability; and establishing an effective date.

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## EXECUTIVE SUMMARY

This Ordinance is a Land Use Code Amendment (LUCA) to establish requirements, standards, and design guidelines for the East Main TOD. On December 6, after discussion in Regular Session, Council directed staff to bring back this Ordinance, along with information relating to a Council amendment to the Ordinance for final adoption.

## RECOMMENDATION

Move to adopt Ordinance No. 6627.

## BACKGROUND/ANALYSIS

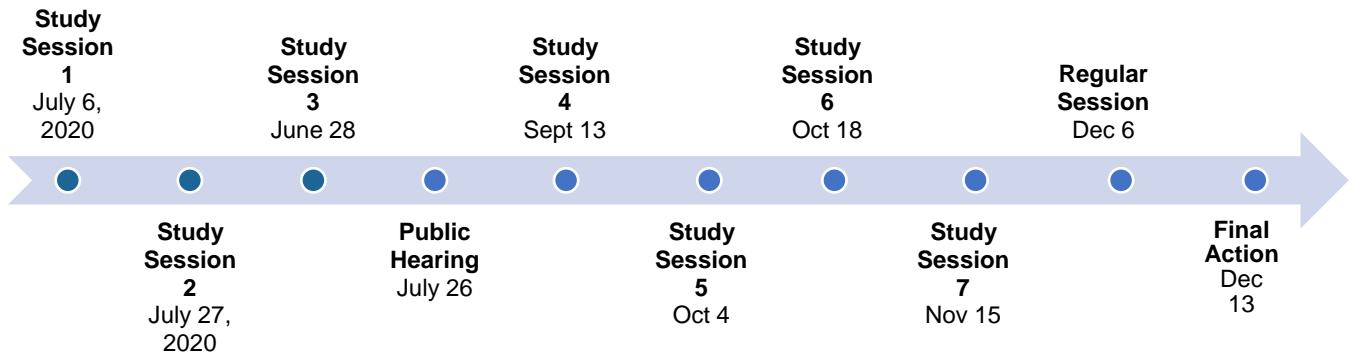
### Background

Council has reviewed the East Main code amendments in seven study sessions, including at the public hearing for the Land Use Code Amendment (LUCA) on July 26 and a regular session for Ordinance No. 6627 on December 6. The package of East Main code amendments includes a LUCA (Attachment A) to create a new Part 20.25Q in the Land Use Code (this Ordinance); and three companion Ordinances that Council will be asked to adopt if Council adopts the LUCA Ordinance: a rezone for the parcels within the East Main TOD; and conformance amendments to the Noise Control Code, Chapter 9.18 BCC, and to the Sign Code, Chapter 22B.10 BCC. A final strike-draft of the LUCA is provided as Attachment A. A list of LUCA topics and Council direction for each topic highlighted in green is provided as Attachment B.

A more detailed discussion on the package of code amendments is in the memorandums for the December 6 regular session. At the December 6 regular session, Council directed staff bring back this Ordinance, along with information relating to a Council amendment related to block sizes, for final approval. This amendment is anticipated to be offered and discussed by Council for potential inclusion in this Ordinance.

## Review Process

The timeline below identifies the City Council review process for the East Main code amendments.



## POLICY & FISCAL IMPACTS

### Policy Impact

The proposed LUCA creating a new Part 20.25Q LUC will implement the vision and policies adopted in the CPA for the East Main TOD.

### Fiscal Impact

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

## OPTIONS

1. Adopt the Ordinance amending the Land Use Code (LUC) to create a new Part 20.25Q East Main to establish requirements, standards, and design guidelines to implement the new East Main Transit Oriented Development (TOD); amending LUC 20.10.020 Land Use Districts and LUC 20.25H.045 Critical Areas Overlay District for consistency with the new Part 20.25Q LUC; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

## ATTACHMENTS & AVAILABLE DOCUMENTS

- A. LUCA Final Strike-Draft
- B. Council LUCA Topics and Decisions  
Proposed Ordinance No. 6627

## AVAILABLE IN COUNCIL LIBRARY

N/A