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DATE: January 4, 2022

TO: Chair Hummer and Members of the East Bellevue Community Council

FROM: Trisna Tanus, Consulting Attorney  
Caleb Miller, Senior Planner  
*Development Services Department*

SUBJECT: Public Hearing – Ordinance No. 6637

## I. Introduction

On January 4, the East Bellevue Community Council (EBCC) will hold a public hearing and take action on Ordinance No. 6637, extending Interim Official Control (IOC) Ordinance No. 6585. The IOC allows permanent supportive housing and transitional housing in all land use districts where residential dwellings and hotels/motels are allowed, and Homeless Services Uses in all land use districts where hotels/motels are allowed. The City Council adopted the IOC Extension Ordinance No. 6637 on December 13, 2021. A copy of the Ordinance is provided as Attachment A.

## II. Discussion

### A. Background

On July 12, 2021, Council adopted Ordinance No. 6585 (Attachment B) imposing an IOC to allow permanent supportive housing and transitional housing in all land use districts where residential dwellings and/or hotels and motels are allowed, and to allow Homeless Services Uses in all land use districts where hotels and motels are allowed. This IOC was in response to House Bill (HB) 1220, which added section RCW 35A.21.430 mandating these allowances.

Per the requirements of the Growth Management Act (GMA), specifically RCW 36.70A.390, the City Council held a public hearing on the IOC on August 2, 2021. Additional information and analysis of the IOC can be found in the staff report (Attachment C). As provided by the GMA, the IOC is effective for six (6) months, or January 12, 2022. On August 3, 2021, the EBCC held a public hearing on Ordinance No. 6585, and after the public hearing and discussion, approved the Ordinance by Resolution No. 594.

The City is currently in the process of developing permanent regulations to implement the provisions in the IOC and comply with the requirements of RCW 35A.21.430 and the GMA. However, this work is anticipated to require additional time beyond the original January 12 expiration of the IOC. As such, the City Council adopted Ordinance No. 6637, after holding a public hearing, on December 13, 2021, which extended the IOC for an additional six months.

The IOC will now expire on July 12. On January 4, the EBCC will be asked to hold a public hearing and take action on Ordinance No. 6637 via Resolution No. 598.

**B. EBCC Jurisdiction**

The EBCC jurisdictional area contains primarily residential land use districts, though there are some smaller areas of commercial land use districts. Permanent supportive housing and transitional housing are both allowed in residential land use districts in the EBCC jurisdictional area, as well as those commercial districts where hotels and motels are allowed. There is no change to the provisions of Homeless Services Uses, Land Use Code (LUC) 20.20.455, as this section is not effective in the EBCC jurisdictional area. See Attachment D for a map of the land use districts within EBCC jurisdictional area.

**III. Comprehensive Plan**

LUC 20.30J.135 establishes the decision criteria for an application to amend the text of the LUC. Those criteria, and the relationship of the IOC to them, are discussed in the staff report (Attachment C).

**III. Action requested of the EBCC**

Following tonight’s public hearing, the EBCC is requested to adopt Resolution No. 598 approving City Council Ordinance No. 6637.

Staff will be present at the January 4 public hearing to answer any questions the EBCC may have. If there are questions before this meeting, please contact Caleb Miller, 452-4574 or at [cwmiller@bellevuewa.gov](mailto:cwmiller@bellevuewa.gov).

**ATTACHMENTS:**

- A. Ordinance No. 6637
- B. Ordinance No. 6585
- C. Staff Report
- D. EBCC Jurisdictional Area Land Use Districts Map