



# Bellevue Planning Commission

January 13, 2021

## PLANNING COMMISSION AGENDA ITEM

### **SUBJECT**

Public Hearing on a Land Use Code Amendment (LUCA) to amend Land Use Code (LUC) 20.20.120 Accessory Dwelling Units (ADUs) to allow an ADU to be built within a new single-family structure at the time of new construction. This LUCA is related to the City's Affordable Housing Strategy, Action B-2. File No. 20-105151-AD.

### **STAFF CONTACTS**

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*Development Services Department*

### **POLICY ISSUES**

The proposed ADU LUCA is in response to the City's Affordable Housing Strategy adopted in 2017. Specifically, Action B-2, which calls for updating the ADU standards in the LUC to increase the overall supply of ADUs in the City.

Allowing for the construction and permitting of ADUs at the time of new construction will make ADUs more feasible to build and encourage construction of this type of housing option in residential neighborhoods. ADUs provide diversity in housing size, type, geographic location, and cultural options to help ensure all residents are welcomed, and to ensure that long-term residents can remain in the City.

### **DIRECTION NEEDED FROM THE PLANNING COMMISSION**

**ACTION**



**DIRECTION**



**INFORMATION ONLY**



Staff requests that the Planning Commission hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA.

### **BACKGROUND/ANALYSIS**

At the December 9 Study Session, the Planning Commission was introduced to the proposed LUCA, and after discussion, the Planning Commission directed staff to prepare and schedule the LUCA for Public Hearing. The Staff Report describing the background and review process, including demonstrating the LUCA's compliance with the decision criteria, is included with this Memorandum as Attachment A.

The proposed ADU LUCA will amend LUC 20.20.120 Accessory Dwelling Units to remove the three-year wait period to establish an attached ADU in a new single-family residential construction. A strike-draft of the proposed ADU LUCA is provided as Attachment B.

The LUC currently restricts the establishment of an attached ADU until three (3)-years after the final building permit inspection of new construction. This restriction is inefficient, and retrofitting an existing home to include an ADU results in increased financial cost and a delay in the ability to add to the City's housing supply. This LUCA will remove this three-year restriction and allow ADUs to be built concurrently and within new single-family construction.

This proposed ADU LUCA is in response to the City’s Affordable Housing Strategy, Action B-2, which calls for updating the ADU standards in the LUC to increase the overall supply of ADUs in the City. Allowing for the construction and permitting of ADUs at the time of new construction will make ADUs more feasible to build and encourage construction of this type of housing option in residential neighborhoods. ADUs provide diversity in housing size, type, geographic location, and cultural options to help ensure all residents are welcomed, and to ensure that long-term residents can remain in the City.

**Public Engagement**

For this proposed LUCA, staff has followed a public engagement plan with three modes of outreach to ensure the public, stakeholders, and interested parties have the opportunity to be informed and to provide comments.

- A. Process IV Requirements. Process consistent with Chapter 20.35 LUC procedural requirements to provide opportunities for public comment, including:
  - notice of application of the proposed LUCAs on December 3;
  - notice of public hearing and staff report on December 17; and
  - public hearing on January 13.
- B. Direct Engagement and Feedback. Dialogue with the Master Builders Association of King and Snohomish Counties, and interested members of the public regarding the proposed amendments.
- C. Online Presence. City webpage for the ADU LUCA to provide opportunities for the public to stay informed, including:
  - contact information for public comments;
  - staff report and LUCA strike-draft; and
  - public information messages regarding LUCA progression.

**Anticipated Schedule**

The anticipated timeline for processing this LUCA with the Planning Commission will occur between December and January, and with the City Council in February.

- Planning Commission Introduction and direction – December 9, 2020
- Planning Commission Public Hearing and Recommendation – January 13, 2021
- City Council Study Session, including Planning Commission Recommendation – February 1, 2021 (tentative)
- EBCC Courtesy Public Hearing – February 2, 2021 (tentative)
- City Council Action – February 22, 2021 (tentative)
- EBCC Public Hearing and Approval/Disapproval – March 2, 2021 (tentative)

**OPTIONS**

1. Hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA.
2. Hold the Public Hearing on the proposed LUCA and, following the Public Hearing, provide an alternative direction to staff.

**RECOMMENDATION**

Option 1.

**ATTACHMENT(S)**

- A. Staff Report
- B. Strike-Draft of ADU LUCA