

# EBCC Sunset LUCA

## City Council Study Session

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*Development Services*

June 21, 2022



# Direction

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Enter a finding of necessity for Council to process this LUCA and direct staff to schedule the public hearing



# Agenda

1. Background and Objectives
2. LUCA Components
3. Review Process
4. Direction



*Lake Hills development, late 1950s*





# Objectives

- **State legislation – HB 1769**
  - Amends RCW 35.14.060 to sunset Community Councils
  - EBCC will cease to exist on July 8
- **Land Use Code**
  - Includes provisions specific to EBCC
  - Some regulations only effective within or outside of EBCC
- **LUCA Objectives:**
  - Address gaps/ambiguities resulting from EBCC sunset
  - Apply consistent regulations citywide



# LUCA Components

- Two categories of amendments:
  - **Procedural/Housekeeping**
    - ✓ Removes EBCC from review processes
    - ✓ Does not change allowed land uses in EBCC
  - **Substantive**
    - ✓ Changes uses allowed within EBCC and their requirements
    - ✓ Changes dimensional or design standards
    - ✓ Removes EBCC-specific provisions



# LUCA Components

## Procedural/Housekeeping Amendments

<u>Amendment</u>	<u>Effect</u>
<b>LI District Height Limits/Bonus</b>	No effect; no LI districts in EBCC
<b>Homeless Services Uses</b>	Homeless Services Uses process now effective in EBCC
<b>Remove EBCC from review procedures:</b> <ul style="list-style-type: none"><li>• Conditional Use Permits</li><li>• Preliminary Plats</li><li>• Final Plats</li><li>• Planned Unit Development</li><li>• Home Occupation Permits</li></ul>	All review and appeal procedures now apply citywide



# LUCA Components

## Substantive Amendments

<u>Amendment</u>	<u>Effect</u>
<b>R-7.5 Land Use District</b>	Rezones to R-7.5 district now available in EBCC; no immediate effect
<b>Land Use Tables</b> <ul style="list-style-type: none"><li>• City Park</li><li>• Senior Housing (Crossroads)</li><li>• Retail floor area limits in CB</li><li>• Height bonus for below-grade parking</li></ul>	Specific use provisions now applicable citywide
<b>Residential Minimum Parking</b>	Minimum parking reduction for residential uses within 1/2 mile from frequent transit, increased from 1/4 mile in EBCC



# LUCA Components

## Substantive Amendments

<u>Amendment</u>	<u>Effect</u>
<b>Trailers, boats and large vehicles (RV)</b>	Regulations for RVs, watercraft, and utility trailers now consistent with those Citywide, such as for parking, screening, and use as temporary dwellings
<b>Definitions:</b> <ul style="list-style-type: none"><li>• Camper Shell</li><li>• Offset</li><li>• Recreational Vehicle</li><li>• Utility Trailer</li><li>• Watercraft</li><li>• Yard</li></ul>	Eliminates EBCC-specific definitions; these definitions now applicable citywide



# Review Process

## Process IV – City Council Legislative Action

**City Council  
Study  
Session**  
June 21

**LUCA Public  
Hearing**  
TBD

**EBCC  
Sunset Date**  
July 8

**LUCA  
Adoption**  
TBD



# Next Steps



- Notice of Application (June 9)
- Project Webpage
- Receive public comments
- Public Hearing on the LUCA



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