EBCC Sunset LUCA

City Council Study Session

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June 21, 2022

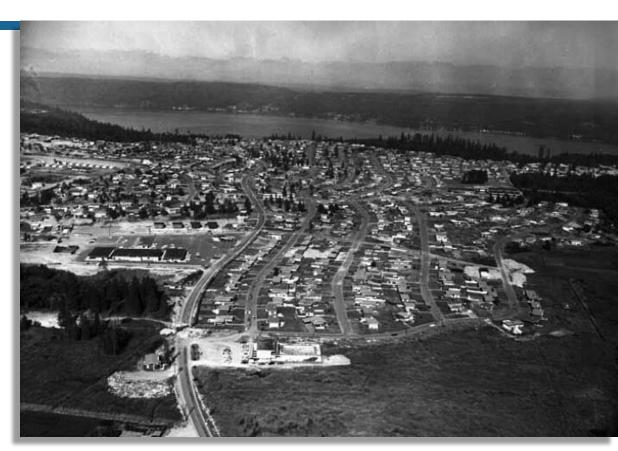


Direction

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

Agenda

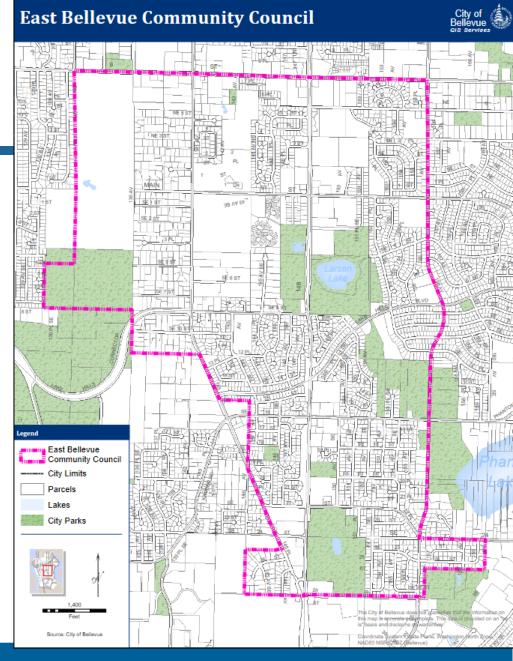
- Background and Objectives
- 2. LUCA Components
- 3. Review Process
- 4. Direction



Lake Hills development, late 1950s

EBCC

- Created by voters in 1969
- Approval/Disapproval authority for zoning ordinances, resolutions or land use controls
- One of two remaining community councils in WA



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

- 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



Procedural/Housekeeping Amendments Amendment LI District Height Limits/Bonus No effect; no LI districts in EBCC Homeless Services Uses Homeless Services Uses process now effective in EBCC Remove EBCC from review procedures: Conditional Use Permits Preliminary Plats All review and appeal procedures now apply citywide

Planned Unit Development

Home Occupation Permits

Final Plats

Substantive Amendments	
<u>Amendment</u>	<u>Effect</u>
R-7.5 Land Use District	Rezones to R-7.5 district now available in EBCC; no immediate effect
 Land Use Tables City Park Senior Housing (Crossroads) Retail floor area limits in CB Height bonus for below-grade parking 	Specific use provisions now applicable citywide
Residential Minimum Parking	Minimum parking reduction for residential uses within 1/2 mile from frequent transit, increased from 1/4 mile in EBCC

Substantive Amendments	
<u>Amendment</u>	<u>Effect</u>
Trailers, boats and large vehicles (RV)	Regulations for RVs, watercraft, and utility trailers now consistent with those Citywide, such as for parking, screening, and use as temporary dwellings
 Definitions: Camper Shell Offset Recreational Vehicle Utility Trailer Watercraft Yard 	Eliminates EBCC-specific definitions; these definitions now applicable citywide

Review Process

Process IV – City Council Legislative Action

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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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