EBCC Sunset LUCA

City Council Public Hearing and Action

Nick Whipple, Planning Manager Caleb Miller, Senior Planner Development Services

July 18, 2022



Action

Hold the Public Hearing on Ordinance No. 6670, and, following the Public Hearing, adopt Ordinance No. 6670.

Agenda

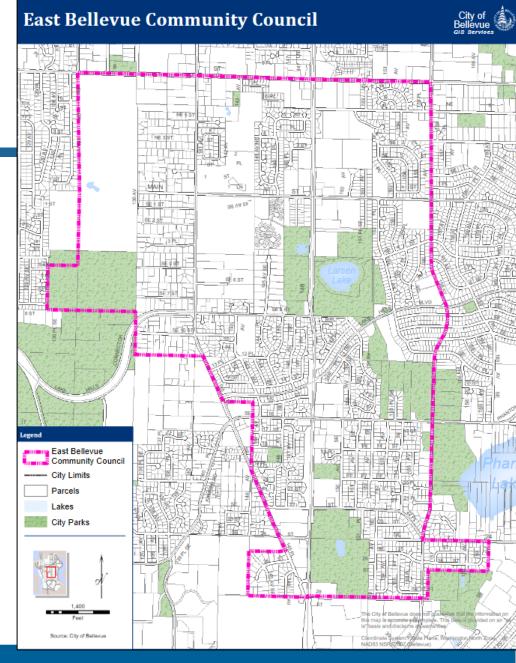
- Background and Objectives
- 2. LUCA Components
- 3. Review Process
- 4. Direction



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 no longer exists as of July 9

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

<u>Amendment</u>	<u>Effect</u>
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:	All review and appeal procedures now apply citywide

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

City Council Study Session June 21 LUCA Public Hearing/Final Action July 18

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Date
July 9

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