

March 30, 2015

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Planning Commission transmittal of recommendation on Land Use Code Amendment (LUCA) for permanent regulations governing the rental of individual rooms in residential dwellings. File No. 13-133383 AD.

FISCAL IMPACT

No direct fiscal impacts will result from adoption of this Land Use Code Amendment.

STAFF CONTACT

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City Attorney's Office

Catherine Drews, Legal Planner, 452-6134
Development Services Department

POLICY CONSIDERATION

Should the City Council adopt a Land Use Code Amendment to establish permanent regulations governing the rental of individual rooms in residential dwellings, and repealing interim regulations initially adopted by Ordinance No. 6128?

DIRECTION NEEDED FROM COUNCIL

☐ Action
☒ Discussion
☒ Information

Staff and the Planning Commission chair will both be present at the Council Study Session. Staff will introduce the agenda item and provide background information, and Chair Laing will present the Planning Commission recommendation. Council will be asked whether staff should return at a future meeting with an ordinance ready for adoption. If Council provides alternative direction to staff, a public hearing is required under the Growth Management Act to take public comment on Ordinance No. 6219 (adopted February 17, 2015), which extended the interim regulations for an additional six-month period. The public hearing is tentatively scheduled for April 6.

BACKGROUND

The City Council adopted Ordinance No. 6128 on September 23, 2013 as an emergency measure to address the growing business practice of renting individual rooms under separate lease agreements to multiple individuals in residential dwellings. Ordinance No. 6128 was adopted in response to concerns raised by community residents and was intended to temporarily address the impacts of this particular practice. Ordinance No. 6128 was subsequently extended by Ordinance Nos. 6152, 6172, and 6219. Ordinance No. 6128 will expire September 23, 2015, unless either extended or repealed.

Council tasked the Planning Commission with the development of permanent regulations and provided a set of planning principles to guide the Commission in its work. Throughout much of 2014 and early 2015 the Commission worked on developing those regulations and is now ready to present the Council with the Commission's recommendation for permanent regulations.

The Planning Commission held Study Sessions on proposed regulations on March 12, April 23, May 28, and July 9, 2014. The Planning Commission held its final Study Session on March 25, 2015. The East Bellevue Community Council reviewed the proposal at a courtesy hearing on August 5, 2014. The Planning Commission held a public hearing on the proposal on September 10, 2014, after which the Commission unanimously voted to recommend approval of the LUCA to Council. Since the September 10, 2014 public hearing, the Planning Commission adopted revisions to its proposal as recommended by the City Attorney, and reflecting the Planning Commission's consideration of the revisions at its March 25, 2015 Study Session. Additional background information and discussion is provided in the attached Planning Commission Transmittal.

OPTIONS

1. Direct staff to return to Council with an ordinance ready for adoption to amend the Land Use Code to create permanent regulations governing the rental of individual rooms in residential dwellings.
2. Provide alternative direction to staff and hold the required public hearing on Ordinance No. 6219 on April 6, 2015.

RECOMMENDATION

Alternative 1.

ATTACHMENTS

- A. Planning Commission Transmittal
- B. Draft land use code amendment – Residential Room Rentals
- C. Ordinance No. 6128 – Interim Regulations
- D. Council-approved guiding principles for the permanent regulations

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A