CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Ordinance No. 6223 amending the land use charts to identify "rooming house" as an allowed use in multi-family and certain commercial and Bel-Red land use districts, amending the general development requirements applicable to "rooming houses," amending the definitions of "bed and breakfast," "boarding house," and "family," creating new definitions of "rooming house" and "single housekeeping unit," repealing Ordinances Nos. 6128, 6152, 6172, and 6219; providing for severability; and establishing an effective date.

FISCAL IMPACT

The primary fiscal impact of adopting the Land Use Code amendment relates to enforcement of the permanent regulations. These regulations are enforced on a complaint basis and the code compliance staff have been actively responding to those complaints that have arisen under the interim regulations and assisting with background work necessary to develop permanent regulations. Code compliance is a General Fund function, and the capacity of existing staff will continue to be monitored to evaluate the potential need for increased staffing levels.

STAFF CONTACTS

Lori Riordan, City Attorney 452-7220

City Attorney's Office

Catherine Drews, Legal Planner 452-6134

Development Services Department

POLICY ISSUES

Should the City amend the Bellevue Land Use Code (LUC), based on the information and analysis in the Planning Commission's recommendation, to regulate residential room rentals throughout the City?

DIRECTION NEEDED FROM COUNCIL

Action
Discussion
Information

BACKGROUND

The recommended LUC amendment responds to City Council direction and guiding principles to develop a targeted amendment to address community concerns by prohibiting dormitory-style rentals in single-family neighborhoods, while also ensuring the amendment is robust and constitutionally sound. The Planning Commission has unanimously recommended that the City Council approve the ordinance amending the LUC. The Planning Commission's recommendation was presented to Council at its March 30 Study Session. After deliberation and consideration of public comment received at the March 30 Study Session, Council directed staff to return on April 6 with a final ordinance for action, which is included as an attachment.

EFFECTIVE DATE

If approved, this Ordinance becomes effective on April 14, 2015.

OPTIONS

- 1. Adopt the Ordinance approving the residential room rentals LUC amendment.
- 2. Do not adopt the Ordinance and provide alternative direction to staff.

RECOMMENDATION

Option 1.

MOTION

Move to adopt proposed Ordinance No. 6223 amending the Land Use Code to adopt permanent regulations for residential room rentals and repealing Ordinances Nos. 6128, 6152, 6172, and 6219; providing for severability, and establishing an effective date.

ATTACHMENTS

Proposed Ordinance No. 6223