



DATE: July 19, 2018

TO: East Bellevue Community Council

FROM: Carol V. Helland, Code and Policy Director
Antoinette Pratt, Senior Planner

SUBJECT: Homeless Services Uses Land Use Code Amendment
18-111012 AD

In a 4-3 vote, the Bellevue City Council adopted the Homeless Services Uses Land Use Code Amendment (LUCA) on July 16, 2018. Mayor John Chelminiak, Deputy Mayor Lynne Robinson, and Councilmembers John Stokes and Janice Zahn voted affirmatively for Ordinance No. 6419 while Councilmembers Conrad Lee, Jared Nieuwenhuis and Jennifer Robertson voted in dissent. The purpose of this LUCA is to prescribe how and where a homeless shelter can be sited in Bellevue. The vote did not involve the selection of a specific site for a permanent men's shelter.

The newly adopted ordinance adds a new section to Land Use Code (20.20.455), addressing the following:

- The permit process to consider a proposal to build a shelter: an applicant may request the City of Bellevue to negotiate a development agreement for the use and design of a homeless services use; by resolution, the City Council can accept or decline to do so. Otherwise, the permit would be reviewed as a Process I, Conditional Use Permit.
- The community involvement process established through a Good Neighbor Agreement (GNA) Advisory Committee: the purpose is to foster communication between the community and homeless services use operators. The GNA Advisory Committee is made up of up to 19 members, including up to eight residents who reside within one mile of the proposed shelter, with the option for up to two of the eight residents to serve at-large by City Council appointment. The GNA Advisory Committee also encourages participation by individuals who represent business interests in the vicinity of a proposed shelter, a K-12 student perspective, operator interests, human services interests and people experiencing homelessness. The GNA Advisory Committee will be supported by technical experts consisting of up to two faith-based or non-governmental organization representatives and staff from the Bellevue Police, Fire, and Parks & Community Services departments.

Council Priorities and History

The Council's stated policy goals with adopting the LUCA are to: work toward an Eastside solution for a permanent location for a men's winter homeless shelter; support the establishment of a year-round homeless shelter on the Eastside; take steps to ensure homelessness is rare, brief and one time; regulate homeless services uses without criminalizing homelessness; and effectuate policies contained in the Comprehensive Plan.

Since August 7, 2017, an emergency ordinance has been in place that outlined the permitting process required to establish a homeless shelter in Bellevue. With the adoption of permanent citywide regulations to govern the permitting of Homeless Services Uses, the emergency ordinance is no longer in effect.

EBCC Review and Action

On August 7, the Homeless Services Uses Land Use Code Amendment is scheduled for Public Hearing before the EBCC. Following the public hearing, the EBCC is requested to adopt Resolution No. 571 approving City Council Ordinance No 6419. Notice of the Public Hearing was published on July 27, 2018 and is included as Attachment B to this memorandum.

Attachments

Attachment A: Ordinance 6419, Homeless Services Uses Land Use Code Amendment
Attachment B: Notice of Public Hearing