

Attachment B

Topic: Draft Options for responding to Council direction on Permanent Shelter Siting Reprinted from July 10, 2017 City Council Study Session Packet Materials

Summary of Discussion to-Date

Specific to the permanent shelter discussion, the Planning Commission recommended that “transient lodging” uses should be reviewed and permitted through a conditional use process in the new land use districts located in Eastgate (EG-TOD, NMU, and OLB-2). In the Standard Land Use Coning Manual, the Residential Use Code includes a use subset that is defined as Hotel/Motel (Code 13), and a use subset that is defined as Transient Lodging not elsewhere coded (Code 15). Transient lodging uses are described in the SLUC Manual as including establishments like the YMCA and YWCA. Permanent shelters are classified as transient lodging uses under Code 15. To provide for greater transparency in the use charts, and to allow for variability in the permitting process between the Hotel/Motel uses included under Code 13 and the Transient Lodging Uses included under Code 15, the Planning Commission called out the Code 15 Transient Lodging use individually and required it to be reviewed and permitted as a conditional use. The Planning Commission did not change the permit requirements for Hotels and Motels, and these uses continue to be permitted outright in most land use districts where they are allowed.

Planning Commission Recommended Code Reference

Code provisions governing Transient Lodging uses that were recommended by the Planning Commission for inclusion in the Eastgate LUCA are presented below. The relevant provisions have been highlighted for ease of reference.

Chart 20.10.440

Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – Residential Districts										
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
1	Residential											
	Single-Family Dwelling (3)	P	P	P	P	P	P	P	P	P	P	P
	Two to Four Dwelling Units Per Structure (6)	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
	Five or More Dwelling Units Per Structure (6)	PD	PD	PD	PD	PD	PD	PD	P	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities (16)								C	P	P	P
	Rooming House (17)								P	P	P	P
	Senior Citizen Dwellings (4,7*)	PD 5	PD 5	PD 5	PD 5	PD 5	PD 5	PD 5	P	P	P	P

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Residential – Residential Districts										
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
13 15	Hotels and Motels											
	Congregate Care Senior Housing (4,7*,16)								P	P	P	P
6516	Nursing Home (7*,16)								C	P	P	P
	Assisted Living (4,7*)								C	P	P	P
	Accessory Dwelling Unit (9)	S	S	S	S	S	S	S	S	S	S	S

Chart 20.10.440

Uses in land use districts

		Residential – Nonresidential Districts											
STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/ Limited Business	<u>Office/ Limited Business 2</u>	Light Indus-try	General Com- mercial	Neighbor- hood Business	<u>Neighborhood Mixed Use</u>	Com- munity Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	<u>OLB 2</u>	LI	GC	NB	<u>NMU</u>	CB	F1	F2	F3
1	Residential												
	Single-Family Dwelling (3)	P 15	P 1	S		S	S	P 8		S	S	S	S
	Two to Four Dwelling Units Per Structure (6)		P 1	P	<u>P</u>			P 8	<u>P 8, 11</u>	P 6	P	P	P
	Five or More Dwelling Units Per Structure (6)		P 1	P	<u>P</u>			P 8	<u>P 8, 11</u>	P 6	P	P	P
12	Group Quarters: Dormitories, Fraternal Houses, Excluding Military and Correctional Institutions and Excluding Secure Community Transition Facilities (16)				<u>P</u>				<u>C</u>	C	C		
	Rooming House (17)			P	<u>P</u>				<u>P</u>	P	P	P	P
	Senior Citizen Dwellings (4,7*)	P	P	P	<u>P</u>			P 8	<u>P 8, 11</u>	P	P	P	P
13 15	Hotels and Motels Transient Lodging			P	<u>P/C 10</u>				<u>P/C 10</u>	C	C	P	P

Residential – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/ Limited Business	Office/ Limited Business 2	Light Indus-try	General Com- mercial	Neighbor- hood Business	Neighborhood Mixed Use	Com- munity Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	NMU	CB	F1	F2	F3
	Congregate Care Senior Housing (4,7*,16)	P	P	P	P			P	P	P	P	P	P
6516	Nursing Home (7*,16)	C	P	P				C		P	P	P	P
	Assisted Living (4,7*)	C	P	C	P			C	P	P	P	C	C
	Accessory Dwelling Unit (9)	S	S	S		S	S	S		S	S	S	S

Notes: Uses in land use districts – Residential

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(10)—(Deleted by Ord. 4999). Intentionally deleted. Hotels and motels are permitted uses in this district. Other transient lodging as defined in the *Standard Land Use Coding Manual* under SIC code 1590 requires a Conditional Use Permit.

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Draft Options for Responding to Council Direction on Permanent Shelter Siting

Council held a meeting on June 5, 2017 and directed staff to proceed with the Eastgate LUCA amendments as recommended by the Planning Commission with several modifications to accomplish the following objectives relative to the siting of permanent shelters:

- Maintain the Planning Commission’s recommendation that distinguishes ‘transient lodging’ uses from hotels and motels, but permit them subject to approval of a Development Agreement rather than a CUP.
- Prohibit safe injections sites, and
- Identify opportunities to clarify the distinction between shelter uses and short terms stay uses such as bed and breakfast uses that are both defined as a type of “transient lodging” under separate sections of the LUC.

Staff has developed the following Draft LUC Option for Council consideration. It is intended to further clarify the distinction between shelter uses and short term stay uses (such as bed and breakfasts) that are both defined as “transient lodging” under separate sections of the LUC. This Draft LUC Option provides an alternative approach to the Planning Commission recommendation that can be reviewed at a later meeting in July to identify which approach best meets Council objectives relative to the siting of permanent shelters. The Draft LUC Option is

[illegible]

Services – Residential Districts

[illegible]

Chart 20.10.440

Draft Option for Council Consideration

Uses in land use districts

Services – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/ Limited Business	Office/ Limited Business 2	Light Industry	General Com- mercial	Neighbo- rhood Business	Neighbo- rhood Mixed Use	Com- munity Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB (16)	NMU	CB	F1	F2	F3
6	Services												
61	Finance, Insurance, Real Estate Services	P	P	P	P	P 1	P	P	P	P	P	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair			S	P	P 2	P	P	P	P	P	S	S
6241	Funeral and Crematory Services	C	C	C								C	C
6262	Cemeteries	C	C	C		C	C	C		C	C	C	C
629	Child Care Services (3,4)												
	Family Child Care Home in Residence 3	P	P	P		P	P	P		P	P	P	P
	Child Day Care Center 3,4	P	P	P	P	P	P	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P	P 5	P	P 17	P	P	P	P	P
634	Building Maintenance and Pest Control Services				P 31	P	P			P	P		
637	Warehousing and Storage Services, Excluding Stockyards					P	P			S	S		
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			S		P 6	P	A 18	P	P 7	P 7	S	S

Services – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/ Limited Business	<u>Office/ Limited Business 2</u>	Light Industry	General Com- mercial	Neighbo- rhood Business	<u>Neighbor- hood Mixed Use</u>	Com- munity Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	<u>OLB 2</u>	LI	GC	NB (16)	<u>NMU</u>	CB	F1	F2	F3
641	Auto Repair and Washing Services (26)					P	P	A 19	<u>P</u>	P	P		
649	Repair Services: Watch, TV, Electrical, Upholstery				<u>P 31</u>	P	P	P	<u>P 31</u>	P	P		
	Professional Services: Medical Clinics and Other Health Care Related Services (33)	P	P	P	<u>P 31</u>		P	P	<u>P 31</u>	P	P	P	P
	Professional Services: Other	P	P	P	<u>P</u>	P 9	P		<u>P</u>	P	P	P	P
	<u>Pet Grooming and Day Care 29</u>				<u>P</u>				<u>P</u>				
6513	Hospitals	C	C	C	<u>P</u>	C	C		<u>P</u>	C	C	C	C
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape					P	P						
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	C	C	C	<u>A</u>				<u>A</u>	C	C	C	C
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C	C	C	<u>A</u>	C 10	C 10	C	<u>A</u>	C	C	C	C
	Limited Governmental Services: Protective Functions (21)												
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)	P	P	P	<u>P</u>		P	P	<u>P</u>	P	P	P	P
674 675	Military and Correctional Institutions (27)	C	C	C		C	C	C		C	C	C	C

Services – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professional Office	Office	Office/ Limited Business	Office/ Limited Business 2	Light Industry	General Com- mercial	Neighbo- rhood Business	Neighbo- rhood Mixed Use	Com- munity Business	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB (16)	NMU	CB	F1	F2	F3
	Secure Community Transition Facility (23,24)					C	C						
681	Education: Primary and Secondary (25,27)	A	A	A	<u>A</u>	A	A	A	<u>A</u>	A	A	A	A
682	Universities and Colleges (25)(27)	P	P	P	<u>P</u>	P	P	C	<u>P</u>	P	P	P	P
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P	P	P	<u>P</u>	P	P		<u>P</u>	P	P	P	P
691	Religious Activities (27)	P	P	P	<u>P</u>	P	P	C	<u>P</u>	P	P	P	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	C	C	P	<u>P</u>		P		<u>P</u>	P	P	P	P
692 (B)	Social Service Providers	C	C	P	<u>P</u>	P	P	P	<u>P</u>	P	P	P	P
	Permanent Emergency Shelters				(32)				(32)				
	Administrative Office – General	P	P	P	<u>P</u>	P 5	P	P	<u>P</u>	P	P	P	P
	Computer Program, Data Processing and Other Computer- Related Services	P	P	P	<u>P</u>	P 5	P		<u>P</u>			P	P
	Research, Development and Testing Services	P	P	P	<u>P</u>	P 5	P		<u>P</u>			P	P
	Marijuana Research (28)												

Notes: Uses in land use districts – Services

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[\(32\) Permanent Emergency Shelters](#) are permitted in these Land Use Districts only when the City Council has entered into a development agreement authorized by Chapter 36.70B RCW.

(33) Medically Supervised Injection Centers (MSIC) designed to provide a hygienic environment where individuals are able to consume illicit recreational drugs intravenously are prohibited. A MSIC includes all uses established for the above-defined purpose, irrespective of how the use is described, and may also be referred to as community health engagement locations, supervised injection sites or facilities, safe injection sites, fix rooms, or drug consumption facilities.