

March 5, 2018

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Permanent Homeless Shelter Permitting Amendments to the Land Use Code (LUC) – Meeting 1.

STAFF CONTACTS

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POLICY ISSUES

The City Council affirmed its intent to develop permanent homeless shelter regulations in January when it extended the Interim Official Control (IOC) and adopted a general schedule for completion of the code drafting work. The City Council also communicated the importance of facilitating a community engagement approach that allows the public to provide meaningful input to the Council as the Council weighs the policy choices that will direct the final Land Use Code provisions. The focus of this Study Session is to present:

- An Engagement Strategy that involves stakeholders with staff in development of the draft regulations;
- A LUC Amendment Processing Schedule that facilitates completion of the code amendments before the IOC expires in August; and
- Supporting Information requested by Mayor Chelminiak on February 12 regarding the site identification process work that has occurred to-date, in the form of the Site Information Report included with these materials.

DIRECTION NEEDED FROM COUNCIL

ACTION



DIRECTION



INFORMATION ONLY



Information tonight will focus on the public engagement and code amendment processing paths moving forward. Staff will also answer any questions about the Site Information Report.

BACKGROUND/ANALYSIS

The City Council has been exploring and adapting the various components of the community's response to homelessness in several initiatives over the years, including establishing and supporting a men's winter shelter, partnering with other Eastside jurisdictions to fund regional shelters, focusing investments in services to prevent and reduce homelessness through the human services funding process, and adopting an affordable housing strategy. Over the course of approximately the past 18 months, those

various initiatives and efforts have been drawn into a more comprehensive conversation, addressing the suite of facilities, services and enforcement that are needed to allow Bellevue to respond to this regional challenge in a way that reflects the values of this community.

This agenda memo focuses on the specific 2018 public engagement and code review schedule for completion of permanent LUC Amendments needed to address how and where homeless shelters and associated services are located and regulated in the City. The LUC and its regulations are just one tool that the City has to ensure that any proposed shelter addresses the community's needs and expectations. Other features of Bellevue's response have been discussed at past meetings, and a broad overview of the City's response to homelessness can be found at the City's website under Hot Topics: Homelessness (<https://www.bellevuewa.gov/city-government/departments/community-services/human-services/homelessness-in-bellevue/>)

Public Engagement for Development of the Draft LUC Amendments

The City will reach out to encourage public input on the drafting of LUC Amendments through use of a Citywide survey available on the City's website and posted on social media. The survey will solicit input on issues that have been identified as important to stakeholders (including locational considerations, definitions, submittal requirements, code standards, design guidelines, and facility operations). These issue topics were identified based on a comprehensive review of materials submitted by the public and community groups over the last 18 months, and included in the Due Diligence Report assembled by the City in 2017. Documents reviewed by staff can be found on the City's website at <https://www.bellevuewa.gov/city-government/departments/community-services/human-services/homelessness-in-bellevue/planning-for-eastside-mens-shelter/>.

The Citywide survey will be open for public input from March 7 until March 21. On April 3, there will be a Community Workshop at City Hall from 5:30-7:30 pm where staff will share a compilation of public input from the survey. An initial framework for the draft LUC Amendment will be presented at the workshop for additional public comment and review to inform the draft LUC Amendment that will be presented to Council later in April.

Code Review Schedule with the City Council

Code review with the City Council will begin following the Community Workshop. Draft LUC Amendments informed by the public engagement process will be presented to the City Council on April 23. Over the course of three meetings, the Council will discuss and provide feedback on the draft amendments. At the completion of these meetings, the City Council will be asked to set a date for the required public hearing. The detailed processing schedule for the Permanent Homeless Shelter Permitting LUCA is included in Attachment A, and is intended to facilitate completion of the code amendments before summer break and the Interim Official Controls expire in August.

A general schedule showing the relationship between the upfront public engagement work and the draft code review with the City Council is presented below.

Proposed Schedule

Schedule	Engagement Activities and Actions
February	Development of Public Engagement Approach and Citywide Survey
March	Study Session Review of Public Engagement and LUCA Processing Approaches Citywide Public Engagement Survey
April/May	Community Workshop Study Session to Review Draft LUC Amendments and Set Public Hearing
June	Public Hearing on Draft LUC Amendments Final Direction on Draft LUC Amendments
June/July*	Adoption of LUC Amendments

**If permanent regulations are not adopted by August 6, Council will need to decide whether to hold another public hearing to extend the IOC for an additional 6 months.*

In addition to the unique public engagement process that involves stakeholders with staff in development of the draft Permanent Shelter Permitting LUC Amendment, the standard code amendment public notice and outreach requirements will continue to apply as described below.

Public Notice of the Permanent Regulations

At a minimum, a LUC amendment requires that Notice of Application be placed in the Weekly Permit Bulletin and sent to all individuals who have subscribed to receive the Bulletin. In addition to the standard requirements for advertising Citywide code amendments, staff will continue to provide notification to everyone who has signed up to receive notifications regarding the homeless shelter discussion. Information regarding the permanent regulations will also be posted on the City's web page devoted to code amendment news and will be linked to the City's web page regarding homelessness.

Public comment will be available at each Council meeting, and interested parties may also submit written comments to Council and to staff. All comments will be made a part of the official record for the code amendment. Finally, a public hearing will be required after content of the draft code provisions are confirmed. Notice of that hearing will be provided as required by the LUC, as well as to everyone who subscribes to the Weekly Permit Bulletin and anyone who requests notice during the process.

Council Requested Information regarding Shelter Siting

On February 12, Mayor Chelminiak requested an update on the Eastside Permanent Men's Shelter Site Identification Process. The Site Information Report included as Attachment B is in response to Mayor Chelminiak's request. As noted by the Mayor in his initial request, the information provided is not intended to lead to a site choice, but instead provides a summary of the information collected to-date regarding zoning, size, opportunities and constraints at seven different sites. The information in the Site Information Report represents information collected by the City in 2016 and 2017. The information has been updated only to reflect any changes to the ownership or use status of the properties since staff's initial review.

Staff will focus its presentation on Monday night on the code schedule and public engagement process, and will answer questions, if any, on the Site Information Report.

OPTIONS

N/A

RECOMMENDATION

N/A

ATTACHMENTS

- A. Processing Schedule for Permanent Homeless Shelter Permitting LUCA
- B. Eastside Men's Shelter – Site Information Report

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A