

CITY COUNCIL REGULAR SESSION

Public Hearing on Ordinance No. 6513 imposing an Interim Official Control setting reduced minimum parking standards in the Land Use Code (LUC) for certain housing developments located near frequent transit service; providing for severability and vesting; and establishing an effective date.

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EXECUTIVE SUMMARY

On May 18, Council adopted Ordinance No. 6513 imposing an Interim Official Control setting reduced minimum parking standards in the LUC for certain housing developments located near frequent transit service. Council also directed staff to develop permanent Land Use Code Amendment (LUCA) during the effective period of the Interim Official Control.

Notice and a Public Hearing are not necessary prior to enactment of an Interim Official Control, so the regulations can be put in place quickly. However, a Public Hearing must be held within 60 days of its adoption. Council will now hold the Public Hearing necessary for the Interim Official Control to remain in effect. Following the Public Hearing, staff will seek direction regarding the processing of the permanent LUCA, which will be prepared during the effective period of the Interim Official Control.

RECOMMENDATION

Hold the Public Hearing on Ordinance No. 6513 and, following the Public Hearing, direct the Planning Commission to process the permanent LUCA.

BACKGROUND/ANALYSIS

On May 18, Council adopted an Interim Official Control setting reduced minimum parking standards in the LUC for certain housing developments located near frequent transit service. Council also directed staff to develop a permanent LUCA during the effective period of the Interim Official Control.

Since this is an Interim Official Control, a Public Hearing is required within 60 days of the enactment of the Ordinance in order for the Interim Official Control to remain in effect. On July 6, Council will hold a Public Hearing on the Interim Official Control. Following the Public Hearing, Council will be asked to direct the Planning Commission to process the LUCA.

The Staff Report describing the background and code amendment process in greater detail is included with this Memorandum as Attachment A.

POLICY & FISCAL IMPACTS

Policy Impact

This Interim Official Control is intended to quickly respond to and mitigate the affordable housing crisis in the City and throughout the region by amending the LUC to set reduced minimum parking standards for certain housing developments located near frequent transit service. The Ordinance advances the

AHS and other City policies, addresses the COVID-19 emergency, and timely conforms the LUC to the recently amended RCW 36.70A.620.

Since this is an Interim Official Control, a Public Hearing is required within 60 days of enactment of this Ordinance in order for the Interim Official Control to remain in effect. A permanent LUCA will be prepared during the effective period of this Ordinance.

Fiscal Impact

There is no fiscal impact associated with implementing these changes.

OPTIONS

1. Hold the Public Hearing on Ordinance No. 6513 and, following the Public Hearing, direct the Planning Commission to process the permanent LUCA.
2. Hold the Public Hearing on Ordinance No. 6513 and, following the Public Hearing, provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Staff Report including Ordinance No. 6513

AVAILABLE IN COUNCIL LIBRARY

N/A