



MEMORANDUM

DATE: February 2, 2021

TO: Chair Hummer and Members of the East Bellevue Community Council

FROM: Trisna Tanus, Consulting Attorney
Nick Whipple, Senior Planner
Development Services Department

SUBJECT: Courtesy Hearing – ADU Land Use Code Amendment

I. Introduction

On February 2, the East Bellevue Community Council (EBCC) will hold a courtesy hearing on a Land Use Code Amendment (LUCA) to amend Land Use Code (LUC) 20.20.120 Accessory Dwelling Units (ADUs) to allow an ADU to be built within a new single-family structure at the time of new construction. This LUCA is related to the City's Affordable Housing Strategy, and specifically advances Action B-2. File No. 20-105151-AD.

II. Discussion

A. Purpose of the Recommended LUCA

The proposed ADU LUCA will amend LUC 20.20.120 Accessory Dwelling Units to remove the three-year wait period to establish an attached ADU in a new single-family residential construction. A strike-draft of the proposed ADU LUCA is provided as Attachment A.

The LUC currently restricts the establishment of an attached ADU until three (3)-years after the final building permit inspection of new construction. This restriction is inefficient and retrofitting an existing home to include an ADU results in increased financial cost and a delay in the ability to add to the City's housing supply. This LUCA will remove this three-year restriction and allow ADUs to be built concurrently and within new single-family construction.

This proposed ADU LUCA is in response to the City's Affordable Housing Strategy, Action B-2, which calls for updating the ADU standards in the LUC to increase the overall supply of ADUs in the City. Allowing for the construction and permitting of ADUs at the time of new construction will make ADUs more feasible to build and encourage construction of this type of housing option in residential neighborhoods. ADUs provide diversity in housing size, type, geographic location, and cultural options to help ensure all residents are welcomed, and to ensure that long-term residents can remain in the City.

B. Code Amendment Review Process

At the December 9 Study Session, the Planning Commission was introduced to the proposed LUCA and, after discussion, the Planning Commission directed staff to prepare and schedule the LUCA for Public Hearing.

A public hearing before the Planning Commission occurred on January 13, and the Planning Commission decided to recommend adoption of the proposed LUCA without modification. Staff introduced the proposed LUCA to the City Council on February 1, with final action to occur at a future meeting. The EBCC is now being asked to hold a courtesy hearing. Notice of the courtesy hearing before the EBCC was provided in the Weekly Permit Bulletin on January 21 and the Seattle Times on January 26.

III. Proposed Land Use Code Amendment

The Land Use Code Amendment analysis as well as the comprehensive plan analysis is included in the ADU LUCA Staff Report as Attachment B.

IV. Action requested of the EBCC

The EBCC is requested to hold the courtesy hearing on the ADU LUCA. Following the courtesy hearing, staff anticipates returning on March 2 for the public hearing and approval/disapproval of the ADU LUCA.

Staff will be present at the February 2 courtesy hearing to answer any questions the EBCC members may have. If there are questions prior, please contact Nick Whipple, 452-4578 or at nwhipple@bellevuewa.gov.

ATTACHMENTS:

- A. Strike-Draft of ADU LUCA
- B. ADU LUCA Staff Report