

CITY COUNCIL REGULAR SESSION

An Ordinance amending Land Use Code Chapter 20.20 General Development Requirements and Chapter 20.50 Definitions, as applied within the East Bellevue Community Council's jurisdictional area, to establish lower minimum residential parking requirements for certain housing developments within one-quarter mile of frequent transit service; providing for severability; and establishing an effective date.

Mike Brennan, Director, 452-4113
Trisna Tanus, Consulting Attorney, 452-2970
Kristina Gallant, Senior Planner, 452-6196
Development Services Department

EXECUTIVE SUMMARY

This Ordinance amends the Land Use Code (LUC), as applied within the East Bellevue Community Council's (EBCC's) jurisdictional area, to establish lower minimum parking requirements for certain housing developments within one-quarter mile of frequent transit service. This Land Use Code Amendment (LUCA) is necessary for conformance with RCW 36.70A.620 and RCW 36.70A.698.

RECOMMENDATION

Move to adopt Ordinance No. 6589.

BACKGROUND & ANALYSIS

On April 26, Council adopted Ordinance No. 6575, which amended the LUC to establish lower minimum parking requirements for certain housing developments near frequent transit service (Attachment A). Along with other provisions, this Ordinance set different tiers of eligibility for frequent transit service, either one-quarter or half-mile distance to transit stops from the residential development.

On May 4, pursuant to LUC 20.35.450, the EBCC held a public hearing on Ordinance No. 6575 and, after the public hearing, voted to disapprove the Ordinance by Resolution No. 591 (Attachment B). The result of the EBCC disapproval decision was that Ordinance No. 6575 was not effective within the EBCC jurisdictional area, and that the applicable LUC in the EBCC jurisdictional area was not in conformance with RCW 36.70A.620 and RCW 36.70A.698.

On July 6, the EBCC adopted Resolution No. 592, which clarified the EBCC's rationale for disapproval of Ordinance No. 6575 and conveyed to Council the EBCC's willingness to approve new, lower minimum residential parking requirements for certain housing near frequent transit service consistent with Ordinance No. 6575, provided that the new, lower minimum residential parking requirements only apply within a quarter mile of frequent transit service within the EBCC jurisdictional area (Attachment C).

Consistent with the EBCC's intent in Resolution No. 592, this proposed Ordinance will amend chapters 20.20 and 20.50 of the LUC, as applied within the EBCC's jurisdictional area, to establish lower minimum parking requirements for certain housing developments within one-quarter mile of frequent transit service. A redlined strike-draft of the LUCA is provided as Attachment D. If adopted by Council

and approved by the EBCC, this proposed Ordinance will conform the applicable LUC in the EBCC jurisdictional area with RCW 36.70A.620 and RCW 36.70A.698.

POLICY & FISCAL IMPACTS

Policy Impact

The LUCA will advance the AHS and ensure consistency with State statutes.

Fiscal Impact

There is no fiscal impact associated with implementing the proposed LUCA.

OPTIONS

1. Adopt the Ordinance amending Land Use Code Chapter 20.20 General Development Requirements and Chapter 20.50 Definitions, as applied within the East Bellevue Community Council's jurisdictional area, to establish lower minimum residential parking requirements for certain housing developments within one-quarter mile of frequent transit service; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Ordinance No. 6575
- B. EBCC Resolution No. 591
- C. EBCC Resolution No. 592
- D. LUCA Redlined Strike-Draft
Proposed Ordinance No. 6589

AVAILABLE IN COUNCIL LIBRARY

N/A