

CITY COUNCIL REGULAR SESSION

Public Hearing on Ordinance No. 6585, imposing an interim official control to amend sections 20.10.440, 20.25A.050, 20.25D.070, 20.25F.010, 20.25L.020, and 20.25P.050 of the Land Use Code (LUC) to allow permanent supportive housing and transitional housing in all land use districts where residential dwellings and/or hotels and motels are allowed, and to allow Homeless Services Uses in all land use districts where hotels and motels are allowed; amending the definition of Homeless Services Uses section in LUC 20.20.455 for conformance and consistency with state law; providing for severability; and establishing an effective date.

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EXECUTIVE SUMMARY

On July 12, Council adopted Ordinance No. 6585 (attached to the Staff Report – Attachment A) imposing an Interim Official Control (IOC) to allow permanent supportive housing and transitional housing in all land use districts where residential dwellings and/or hotels and motels are allowed, and to allow Homeless Services Uses in all land use districts where hotels and motels are allowed (Attachment A). This Ordinance was adopted in response to the passage of Washington state House Bill (HB) 1220, which mandated these allowances, and was designed to bring the City into immediate compliance with HB 1220.

Notice and a Public Hearing are not necessary prior to enactment of an IOC, so the regulations can be put in place quickly. However, a Public Hearing must be held within 60 days of IOC adoption. Council is asked to hold the Public Hearing necessary for the IOC to remain in effect. Following the Public Hearing, staff will seek initiation and direction regarding the processing of the permanent Land Use Code Amendment (LUCA), which will be prepared during the effective period of the IOC.

RECOMMENDATION

Hold the Public Hearing on Ordinance No. 6585 and, following the Public Hearing, initiate and provide direction regarding the processing of the permanent LUCA.

BACKGROUND/ANALYSIS

On July 12, Council adopted an IOC under Ordinance No. 6585, which amended the LUC to:

- Allow permanent supportive housing and transitional housing in all land use districts where residential dwellings and/or hotels and motels are allowed;
- Allow Homeless Services Uses in all land use districts where hotels and motels are allowed; and
- Clarify that Emergency Housing and Emergency Shelter, as defined under HB 1220, are included in the LUC definitions of Homeless Services Uses.

This IOC Ordinance was adopted in direct response to the passage of HB 1220, which mandates the changes to allowed land uses described above.

Since this is an IOC, per the Growth Management Act (GMA), RCW 36.70A.390, and the applicable Code City provisions in state law, RCW 35A.63.220, a Public Hearing is required within 60 days of the enactment of the Ordinance for the IOC to remain in effect. This Public Hearing is within the GMA-required 60-day window. Following the Public Hearing, Council will be asked to initiate and provide direction regarding the processing of the permanent LUCA.

The Staff Report describing the background, code amendment process, and the components of the IOC in greater detail is included with this Memorandum as Attachment A. A redlined strike-draft of the IOC amendments is attached as Attachment B.

POLICY & FISCAL IMPACTS

Policy Impact

This IOC Ordinance has brought the LUC into immediate compliance with state law as amended by HB 1220. A Public Hearing is required within 60 days of enactment of this Ordinance for the IOC to remain in effect. If directed by Council, 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. 6585 and, following the Public Hearing, initiate and provide direction regarding the processing of the permanent LUCA.
2. Hold the Public Hearing on Ordinance No. 6585 and, following the Public Hearing, provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Staff Report including Ordinance No. 6585
- B. IOC Red-Lined Strike-Draft

AVAILABLE IN COUNCIL LIBRARY

N/A