



City of Bellevue

# Residential Occupancy LUCA

## Planning Commission Study Session

Nick Whipple, Planning Manager

Caleb Miller, Senior Planner

*Development Services*

September 8, 2021



# Direction

Direct staff to prepare the LUCA for public hearing at a future meeting

# AGENDA



State Legislation – SB 5235



LUCA Components



Public Engagement



LUCA Process and Schedule

# State Legislation – SB 5235

- SB 5235 prohibits cities from regulating the number of unrelated occupants in a dwelling
- Effective July 25
- Adopted IOC Ordinance No. 6586 to bring LUC into immediate compliance
- This LUCA will replace IOC



# LUCA Components

- Amend Definitions:
  - *Family*
  - *Single Housekeeping Unit*
- Remove limits for specific housing types:
  - *ADUs*
  - *Boarding Houses*
  - *Rooming Houses*



# Public Engagement

Two modes of outreach:

- Process IV Requirements – noticing and public hearing
- Online Presence – City webpage including:
  - Information on staying informed, providing comments
  - Staff contacts
  - LUCA schedule and progression



# LUCA Process and Schedule

Action	Date
<b>Planning Commission</b> Study Session	September 8, 2021
<b>EBCC</b> Courtesy Hearing	October 5, 2021 (tentative)
<b>Planning Commission</b> Public Hearing and Recommendation	October 13, 2021 (tentative)
<b>City Council</b> Study Session	(to be scheduled)
<b>City Council</b> Action	(to be scheduled)
<b>EBCC</b> Public Hearing and Action	(to be scheduled)
IOC Expiration	January 12, 2022



# Direction

Direct staff to prepare the LUCA for public hearing at a future meeting