

**EAST BELLEVUE COMMUNITY MUNICIPAL CORPORATION
OF THE CITY OF BELLEVUE, WASHINGTON**

Resolution No. 549

A RESOLUTION of the East Bellevue Community Council (1) approving City Council Ordinance No. 6223, an ordinance amending land use charts to identify “rooming house” as an allowed use in R-10, R-15, R-20, R-30, OLB, F1, F2, F3, BR-OR, BR-RC, BR-R, BR-CR, BR-ORT, and EH-A land use districts, amending general development requirements applicable to “rooming houses”, amending the definitions of “bed and breakfast”, “boarding house” and “family”, creating new definitions of “rooming house” and “single housekeeping unit”, repealing Ordinances Nos. 6128, 6152, 6172, and 6219, providing for severability, and establishing an effective date, and (2) repealing Resolution Nos. 534, 539, 542, and 547.

WHEREAS, on September 23, 2013, the Bellevue City Council passed Ordinance No. 6128 adopting interim official zoning controls to address impacts resulting from the rental of multiple rooms in single-family dwellings to unrelated individuals, by amending the definitions of “boarding house” and “family” and creating a new definition of “rooming house”, for a period of six months, to be in effect while the City drafts, considers, holds hearings, and adopts permanent regulations, to be effective immediately upon adoption, scheduling a hearing on the maintenance of the interim zoning ordinance, providing for severability, and declaring an emergency; and

WHEREAS, since September 23, 2013 this rental practice has been regulated under interim regulations adopted by the Bellevue City Council as an emergency measure, and approved by the East Bellevue Community Council, first by the adoption of Ordinance No. 6128 and Resolution No. 534 and subsequently extended by Ordinances Nos. 6152, 6172, and 6219 and Resolution Nos. 539, 542, and 547; and

WHEREAS, the purpose of the interim regulations was to provide the Planning Commission sufficient time to develop permanent regulations for City Council consideration to address the rental practice in question; and

WHEREAS, following a public hearing, after giving due consideration to balancing the interests of private property owners and public health and safety, the Planning Commission recommended the City Council approve the proposed amendments; and

WHEREAS, on April 6, 2015, the Bellevue City Council passed Ordinance No. 6223, amending land use charts to identify “rooming house” as an allowed use in R-10, R-15, R-20, R-30, OLB, F1, F2, F3, BR-OR, BR-RC, BR-R, BR-CR, BR-ORT, and EH-A land use districts, amending general development requirements applicable to “rooming houses”, amending the definitions of “bed and breakfast”, “boarding house” and “family”, creating new definitions of “rooming house” and “single housekeeping unit”, repealing Ordinances

Nos. 6128, 6152, 6172, and 6219, providing for severability, and establishing an effective date; and

WHEREAS, the subject matter of said Ordinance falls within the jurisdiction of the East Bellevue Community Council pursuant to RCW 35.14.040; and

WHEREAS, following the public hearing held before the East Bellevue Community Council on April 7, 2015, the Community Council voted to approve Bellevue Ordinance No. 6223;

NOW, THEREFORE, BE IT RESOLVED by the Community Council of the East Bellevue Community Municipal Corporation of the City of Bellevue:

Section 1: Ordinance No. 6223 of the Bellevue City Council is hereby approved.

Section 2: The Clerk is hereby directed to certify the original of this Resolution, to file the same and to keep the same on file in her office. The Clerk is further directed to distribute certified and conformed copies of the Resolution to the Bellevue City Council, the Planning Department, and the Development Services Department.

Section 3. Amortization for Certain Nonconforming Uses. Notwithstanding Section 20.20.560 of the Bellevue Land Use Code, any use of a structure or of land which does not conform to the regulations of the district in which the use exists due to changes in the definitions or other Land Use Code provisions adopted by this ordinance, which use lawfully existed on the date such changes became effective, shall be discontinued upon expiration of the last lease or by one year from effective date of this ordinance, whichever occurs earlier.

Section 4. Repeal. Resolution Nos. 534, 539, 542, and 547 are hereby repealed.

Passed by a majority vote of the East Bellevue Community Council on the 7th day of April, 2015, and signed in authentication of its passage this 7th day of April, 2015.

(Seal)



William Capron, Chair

ATTEST

Charmaine Arredondo
Deputy City Clerk