

**From:** [Carl C.](#)  
**To:** [PlanningCommission](#)  
**Subject:** Zone Change  
**Date:** Wednesday, February 23, 2022 8:25:23 PM

---

**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

My name is Carl Conn and I am a home owner in the city of Bellevue.

I am strongly against the proposed zoning change to allow "homeless housing."

The homeless have absolutely ruined Seattle. Walk through any neighbor in Seattle and it is in ruins.

Please do not allow this to happen to Bellevue.

I strongly believe that many of the homeless population has moved to the area because we take care of them. Stop taking care of them.

Homeless people are like stray cats, feed one and the next day that car and three others will be at your door looking for food. Yeah, I said it.

You show me three homeless people and I will show you drugs and crime.

Homeless don't pay taxes, I do.

Homeless don't vote, I do.

Carl Conn

14010 SE 6<sup>th</sup> St Apt 20 (home owner, USPS recognized my address as a Apt)

Bellevue, WA 98007

206-953-1716

CarlConn@msn.com

**From:** [Carl C.](#)  
**To:** [PlanningCommission](#); [Council](#)  
**Subject:** Feedback to current Bellevue LUCA change proposal for Homeless Supportive Housing  
**Date:** Wednesday, February 23, 2022 9:10:06 PM

---

**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I urge the Planning Commission to take a closer look at the Supportive Housing Land Use Code Amendment.

Since the populations served by Permanent Supportive Housing are the same as those using the Homeless Shelters as defined in Bellevue City Code 20.20.455, I believe the Land Use Code siting Permanent Supportive Housing in residential zoned neighborhoods should enjoy the same guidelines that were so carefully developed for the Shelters.

I ask the Planning Commission to adopt the following from existing BCC 20.20.455:

Require the application to be a Conditional Use Permit

Require the standard operating procedure plan

Include the code of conduct

Provide the safety and security plan

Require a Good Neighbor Agreement Advisory Committee

Expand notice to include owners of real property within 1,000 feet of the project site

This ordinance was developed with extraordinary input from the public, providers, funders, and participants, as well as the City Council and Staff.

Residential Neighborhoods deserve the same consideration as Community Business zoned properties that house Shelters.

I urge you to review the history and particulars of the Homeless Services Use Land Use Code, and apply those results to the proposed Supportive Housing Land Use Code. It will ensure you have heard the community, and done your best to envision unintended consequences. There is no rush on your decision, since the Interim Official Control

Carl Conn (home owner)

14010 SE 6<sup>th</sup> St Apt 20

Bellevue, WA 98007

Sent from [Mail](#) for Windows

**From:** [George Bullock](#)  
**To:** [PlanningCommission](#)  
**Subject:** Please share with the commission - Crime rate increase in Queen Anne near Homeless Hotel  
**Date:** Thursday, February 24, 2022 1:38:24 PM

---

**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

[Violent crime doubles near Queen Anne homeless shelter that was formerly a hotel | KOMO \(komonews.com\)](#)

**From:** [George Bullock](#)  
**To:** [PlanningCommission](#)  
**Subject:** Re: Please share with the commission - Crime rate increase in Queen Anne near Homeless Hotel  
**Date:** Thursday, February 24, 2022 1:51:05 PM

---

**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

It is important to point out this in the article. So, the article doesn't tie the rise in crime to the OPENING of the Homeless Hotel

But there has been nearly double the reported incidents of violent crimes from May 2020 to May 2021, the same month the building was purchased by the county, on the block where the former inn is located.

---

**From:** George Bullock <[georgebullock@hotmail.com](mailto:georgebullock@hotmail.com)>  
**Sent:** Thursday, February 24, 2022 1:38 PM  
**To:** [PlanningCommission](mailto:PlanningCommission@bellevuewa.gov) <[PlanningCommission@bellevuewa.gov](mailto:PlanningCommission@bellevuewa.gov)>  
**Subject:** Please share with the commission - Crime rate increase in Queen Anne near Homeless Hotel

[Violent crime doubles near Queen Anne homeless shelter that was formerly a hotel | KOMO \(komonews.com\)](#)

**From:** [Betsi Hummer](#)  
**To:** [PlanningCommission](#)  
**Subject:** EBCC Permanent Supportive Housing Interim Official Control Minutes August 3 2021  
**Date:** Sunday, February 27, 2022 6:12:45 PM

---

**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello

The EBCC August 3, 2021, minutes concerning the Interim Official Control for Permanent Supportive and Transitional Housing are below.

I hope you can read through them, and understand that the concerns of EBCC are reflected in the Citizen Concerns the Planning Commission is currently hearing regarding the Land Use Code Amendment for PSH TH and Emergency Housing.

At 7:17 p.m., Councilmember Kasner moved to open the public hearing.  
Councilmember  
Dhananjaya seconded the motion, which carried by a vote of 4-0.

Arthur Yeung asked whether drugs will be permitted in temporary emergency housing, as has been allowed by King County. He supports providing housing for individuals. However, he is concerned about the potential impacts of drug and alcohol use in shelters to the community.

At 7:19 p.m., Councilmember Dhananjaya moved to close the public hearing.  
Councilmember  
Kasner seconded the motion, which carried by a vote of 4-0.

Councilmember Dhananjaya asked whether a residential duration is indicated in the definition of emergency housing. Mr. Miller said he did not recall a time limit for how long an individual may stay in emergency housing. However, it is generally intended to meet basic needs. Mr. Miller said there is language in the law about whether or not a facility may require a lease agreement for residents of emergency housing. However, a specific time limit is not defined.

Ms. Tanus said the LUC considers a transient use as any stay less than 30 days. Because the duration of stays in emergency housing varies, the City considers it the same as other transient uses (e.g., hotels).

Responding to Councilmember Dhananjaya, Ms. Tanus said the City must comply with state law

as described in HB 1220. However, there are other factors and considerations that will be considered in the development of permanent regulations.

Responding to Chair Hummer, Ms. Tanus confirmed that this is an opportunity for EBCC members and the public to provide input into the City Council's development of permanent regulations. Ms. Tanus said the LUCA will be processed through the Planning Commission so there will be additional opportunities for public meetings and comment. **She said a courtesy hearing will be held with the EBCC after the Planning Commission makes its recommendation and before the City Council takes final action.**

Councilmember Kasner said this is a good example of a topic for a joint meeting of the EBCC and the Planning Commission, to occur earlier in the LUCA process than usual. **He asked about the land use districts where hotels are allowed. He said hotels and emergency shelters are very different.** He encouraged the equitable distribution of emergency housing throughout Bellevue. Mr. Kasner expressed support for the IOC.

Chair Hummer noted that she was reading lately about group homes, which are allowed in Bellevue due to a federal mandate, and adult family homes. She asked about the difference between supportive housing and transitional housing. Ms. Tanus said those terms are defined in the state regulations. She said adult family homes are defined differently than supportive housing and transitional housing, which are also defined in state law. Adult family homes are allowed in any residential area.

Mr. Miller said adult family homes are oriented toward helping residents with physical or behavioral disabilities with their daily lives. Permanent supportive housing has a larger client base and can provide a broad range of services (e.g., health, employment, etc.) to assist individuals in lower income housing. Some remain in that type of housing permanently and others transition to more independent living situations.

Ms. Hummer said there is a cottage industry of adult family homes and group homes in East Bellevue. She expressed concern that some provide drug and alcohol treatment and recovery. She said the EBCC jurisdiction has the greatest diversity of incomes, a greater concentration of subsidized low-income housing, proximity to the Eastgate shelter and supportive housing project, and many adult family homes and group homes. She said the current men's homeless shelter in downtown Bellevue is a good location for access to medical services and social services, as well as to public safety response and assistance. She encouraged a broader, more equitable distribution of housing types across the community.

Chair Hummer recalled that the EBCC disapproved the Homeless Services Uses LUCA in recent years because the EBCC wanted to continue to require the conditional use permit (CUP) process for shelters within the EBCC jurisdiction. Ms. Tanus confirmed that there is a notation in the Land Use Code that the Homeless Services Uses section is not applicable in the EBCC jurisdiction. Ms. Hummer said she has not been able to find a cross reference or comment regarding regulations in the EBCC area.

In further response to Ms. Hummer, Mr. Miller said Community Business (CB) is the only land use district in the EBCC area where hotels and motels are allowed. He said the City considers transient housing to be stays for fewer than 30 days. **Ms. Hummer asked whether a shelter could be established in office or retail space.** Mr. Miller said a proposal would need to go through the CUP process. In a commercial building, the owner/developer would need to meet the residential building codes.

Chair Hummer expressed support for Councilmember Kasner's suggestion to hold joint meetings with the Planning Commission early in planning processes. Responding to Ms. Hummer, Assistant City Attorney Chad Barnes said he would look into developing a communication strategy for the EBCC and the Planning Commission.

Councilmember Kasner reiterated that he would like to see a joint meeting with the Planning Commission for the single purpose of discussing joint problems for the EBCC and the Planning Commission. He said the model has been used in Kirkland for years with the Houghton Community Council.

**Moving on, Chair Hummer said she shares Mr. Yeung's concerns that drug and alcohol usage is allowed in permanent supportive housing. She recalled that it was a topic of discussion during the consideration of the Homeless Services Uses LUCA. She suggested that the same rules used by shelters should apply to permanent supportive housing.** Ms. Hummer expressed an interest in the number of low-income and supportive housing units anticipated for Bellevue. She encouraged citywide outreach and neighborhood involvement.

Chair Hummer concurred with Mr. Kasner and strongly supports greater interaction between the EBCC and the Planning Commission earlier in planning processes. She expressed concern that the EBCC's input is often ignored or missed. Ms. Hummer said she appreciates the memos provided by Deputy City Clerk Roberts under the current system to summarize the EBCC's comments for input to the City Council, Boards and Commissions.

Betsi Hummer 425.591.4784 [betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)



**From:** [Jodi](#)  
**To:** [PlanningCommission](#)  
**Subject:** Supportive housing rules  
**Date:** Sunday, February 27, 2022 10:01:00 PM

---

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I attended most of the meetings involving the shelter going into Eastgate. So much meeting time was devoted to standards that would be required at that facility. There was deep citizen concerned surrounding those standards. Now, I understand you are looking at supportive housing within Bellevue. Absolutely, no question, those same standards need to be part of supportive housing. As well, these kinds of policies need to be well advertised and that is not meaning that you put them in the Seattle Times notifications. These kinds of changes need to be advertised to Bellevue citizens via the social media sites including Nextdoor, Facebook etc. Why am I just hearing about this extremely consequential policy decision?

Jodi Gable

Sent from my iPhone

**From:** [Carl C.](#)  
**To:** [PlanningCommission](#); [Council](#)  
**Subject:** Feedback to current Bellevue LUCA change proposal for Homeless Supportive Housing  
**Date:** Monday, February 28, 2022 7:08:58 PM

---

**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I am not a Stakeholder, I pay taxes in this city!!!!!!

I urge the Planning Commission to take a closer look at the Supportive Housing Land Use Code Amendment.

Since the populations served by Permanent Supportive Housing are the same as those using the Homeless Shelters as defined in Bellevue City Code 20.20.455, I believe the Land Use Code siting Permanent Supportive Housing in residential zoned neighborhoods should enjoy the same guidelines that were so carefully developed for the Shelters.

I ask the Planning Commission to adopt the following from existing BCC 20.20.455:

Require the application to be a Conditional Use Permit

Require the standard operating procedure plan

Include the code of conduct

Provide the safety and security plan

Require a Good Neighbor Agreement Advisory Committee

Expand notice to include owners of real property within 1,000 feet of the project site

This ordinance was developed with extraordinary input from the public, providers, funders, and participants, as well as the City Council and Staff.

Residential Neighborhoods deserve the same consideration as Community Business zoned properties that house Shelters.

I urge you to review the history and particulars of the Homeless Services Use Land Use Code, and apply those results to the proposed Supportive Housing Land Use Code. It will ensure you have heard the community, and done your best to envision unintended consequences. There is no rush on your decision, since the Interim Official Control

Carl Conn

14010 SE 6<sup>th</sup> St Apt 20 (home owner)

Bellevue, WA 98007

206-953-1716

[CarlConn@msn.com](mailto:CarlConn@msn.com)

Sent from [Mail](#) for Windows

**From:** [Meghan Tierney](#)  
**To:** [PlanningCommission](#); [Council](#)  
**Subject:** Feedback to current Bellevue LUCA change proposal for Homeless Supportive Housing  
**Date:** Monday, February 28, 2022 7:46:59 PM

---

**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Born and raised in Bellevue, I am confused why you haven't allowed more public engagement in the changing of land use codes. We, as East Bellevue, have already absorbed the placement of the Silver Cloud Inn shelter. It is basically Bellevue considering all 3 schools are within 3 blocks of the shelter and NO Redmond schools are anywhere near. I already know 3 families moving because of this. Knowing this new change is occurring, I'm guessing the City of Bellevue will again put more shelters or housing in the Crossroads and Overlake area, avoiding anywhere near downtown or wealthier neighborhoods as they always do. It seems as though the 'stakeholders' avoid any potential negative impact on areas near Bellevue Highschool, Woodridge, or anywhere west of 140th.

I urge the Planning Commission to take a closer look at the Supportive Housing Land Use Code Amendment.

Since the populations served by Permanent Supportive Housing are the same as those using the Homeless Shelters as defined in Bellevue City Code 20.20.455, I believe the Land Use Code siting Permanent Supportive Housing in residential zoned neighborhoods should enjoy the same guidelines that were so carefully developed for the Shelters.

I ask the Planning Commission to adopt the following from existing BCC 20.20.455:

- Require the application to be a Conditional Use Permit
- Require the standard operating procedure plan
- Include the code of conduct
- Provide the safety and security plan
- Require a Good Neighbor Agreement Advisory Committee
- Expand notice to include owners of real property within 1,000 feet of the project site

This ordinance was developed with extraordinary input from the public, providers, funders, and participants, as well as the City Council and Staff.  
Residential Neighborhoods deserve the same consideration as Community Business zoned properties that house Shelters.

I urge you to review the history and particulars of the Homeless Services Use Land Use Code, and apply those results to the proposed Supportive Housing Land Use Code. It will ensure you have heard the community, and done your best to envision unintended consequences. There is no rush on your decision, since the Interim Official Control is in place for another 5 months.

Thank you for your consideration,  
Meghan Tierney-Knight

Get [Outlook for Android](#)

**From:** [Jonna Valentine](#)  
**To:** [PlanningCommission](#)  
**Subject:** Feedback to current Bellevue LUCA change proposal for Homeless Supportive Housing  
**Date:** Tuesday, March 1, 2022 1:18:20 PM

---

**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I urge the Planning Commission to take a closer look at the Supportive Housing Land Use Code Amendment. Since the populations served by Permanent Supportive Housing are the same as those using the Homeless Shelters as defined in Bellevue City Code 20.20.455, I believe the Land Use Code siting Permanent Supportive Housing in residential zoned neighborhoods should enjoy the same guidelines that were so carefully developed for the Shelters. I ask the Planning Commission to adopt the following from existing BCC 20.20.455: Require the application to be a Conditional Use Permit Require the standard operating procedure plan Include the code of conduct Provide the safety and security plan Require a Good Neighbor Agreement Advisory Committee Expand notice to include owners of real property within 1,000 feet of the project site This ordinance was developed with extraordinary input from the public, providers, funders, and participants, as well as the City Council and Staff. Residential Neighborhoods deserve the same consideration as Community Business zoned properties that house Shelters. I urge you to review the history and particulars of the Homeless Services Use Land Use Code and apply those results to the proposed Supportive Housing Land Use Code. It will ensure you have heard the community and done your best to envision unintended consequences. There is no rush on your decision, since the Interim Official Control is in place for another 5 months.

I would like to respectfully remind you that it is your responsibility to put the safety of your residents ahead of political special interests.

**Please allow more time for careful consideration, meaningful public engagement and a critically important conditional use permit (CUP) on supportive housing.**

Thank you for your careful consideration, and I urge you to please listen to the voices of concern from your residents.

Jonna Valentine