

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

July 25, 2022
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Robinson, Deputy Mayor Nieuwenhuis and Councilmembers Barksdale, Lee, Robertson, Stokes and Zahn

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:00 p.m., with Mayor Robinson presiding.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers were present. Councilmember Stokes led the flag salute.

(a) Americans with Disabilities Act (ADA) Week Proclamation

Mayor Robinson noted that staff will provide an update in September regarding the Americans with Disabilities Act (ADA) self-evaluation and transition plan for the City.

Councilmember Robertson read the proclamation recognizing July 24-30, 2022, as Americans with Disabilities Act (ADA) Week and urged all residents to support disability equity and to recognize the value and contributions of disabled individuals.

Laura Coutts, representing Puget Sound Personnel, thanked the City for its efforts to place qualified candidates in positions that have been created specifically for adults with developmental disabilities. As an employment vendor, Puget Sound Personnel works closely with City staff to develop positions and to provide ongoing, long-term support to employees. Ms. Coutts said the City currently has four supported employees. She said many lives have been positively impacted by the City's partnership with Puget Sound Personnel.

Mayor Robinson thanked Blayne Amson, ADA/Title VI Civil Rights Program Administrator, for his work and enhancements to the City's program.

(b) Muslim American Heritage Month Proclamation

Councilmember Zahn read the proclamation recognizing July 2022 as Muslim American Heritage Month in Bellevue and celebrating the many contributions of the Muslim American community.

Dr. Linda Whitehead, Chief Diversity, Equity and Inclusion Officer, accepted the proclamation on behalf of Bellevue's diverse community. She said Bellevue is honored to be home to a growing Muslim community that is actively engaged in advancements in medicine, technology, hospitality, government, transportation and other areas.

3. Approval of Agenda

Mayor Robinson noted a request from staff to remove Agenda Item 8(c) from the consent calendar.

→ Deputy Mayor Nieuwenhuis moved to approve the agenda, amended to remove Agenda Item 8(c). Councilmember Lee seconded the motion.

→ The motion carried by a vote of 7-0.

4. Oral Communications

(a) Lawrence Graham, a resident of the Enatai neighborhood, commented that trees offer one of the best defenses against the radiation that contributes to the increasing number of heat waves around the world. Trees absorb carbon dioxide and provide much-needed coolness in urban environments. Mr. Graham expressed concern regarding the removal of large, older trees throughout the community related to development. He noted the urgent need to update the tree code.

(b) Stephanie Kristen said she serves on the Board of Trustees for Plymouth Housing and has lived in Bellevue for 19 years. She said Bellevue can be a regional leader in addressing the housing crisis. She urged the Council to support measures that reduce barriers to emergency and supportive housing. She asked the Council to support Councilmember Barksdale's proposed amendments that would eliminate the conditional use permit (CUP) process for emergency housing. Ms. Kristen expressed concern about the cost and time involved in the CUP process. She urged the Council to oppose proposed amendments A1 through A9 that would establish barriers to emergency and supportive housing. She thanked the City for its efforts related to the Eastgate housing project.

(c) Anne Coughlin said she spoke recently with Deputy Mayor Nieuwenhuis, Councilmember Barksdale and Councilmember Lee at a neighborhood picnic and walk. With the termination of the East Bellevue Community Council (EBCC), she said it is important to secure the channels of communication between the City and residents. She expressed support for Councilmember Barksdale's suggestion that the City hire a

licensed psychiatrist who could oversee and advise the shelters and other housing facilities. She said the needs of individuals experiencing homelessness vary and a range of services are needed, including to address mental and behavioral health issues. She expressed concern about housing individuals with substance use issues with individuals who are mentally ill.

- (d) Steven Pestana commented regarding rented homes and tenant protections. He said the City of Redmond recently adopted a number of tenant protections. He suggested that the City explore those and other policies to enhance housing stability and protect renters.
- (e) Galen Helmgren said he grew up in Bellevue and he appreciates the trees and natural environment. He expressed concern regarding the removal of trees, including landmark trees, in the Lake Hills area. He said there appears to be some confusion among Bellevue staff and residents about whether and how to enforce the new landmark tree ordinance.
- (f) Dennis Sills, representing Plymouth Housing, said they are the newest permanent supportive housing provider in Bellevue and they are excited about the Eastgate campus. He expressed support for Ordinance No. 6672 and noted that Plymouth Housing provides permanent supportive housing to more than 1,100 individuals throughout Puget Sound. The Eastgate campus will house 98 individuals. Mr. Sills said Plymouth Housing is a member of the Eastside Affordable Housing Coalition and the Housing Development Consortium, and both organizations support the proposed Land Use Code Amendment (LUCA). He expressed support for proposed amendments B1 and B2 and opposition to proposed amendments A1 through A9.
- (g) Betsi Hummer urged the Council to adopt proposed amendments A1 through A9 for the permanent supportive housing LUCA to help protect the people working to emerge from homelessness. She asked who will be accountable for helping individuals. She encouraged the Council to limit the number of residents for certain housing types and to disperse housing throughout Bellevue and not just in one or two neighborhoods. She urged the City to involve the community in addressing homelessness. She asked the Council to oppose proposed amendments B1 and B2.
- (h) Steven Kramer, KG Investment Properties, said they are pleased that the Wilburton rezone effort is underway and they look forward to working with staff through the City's community outreach efforts. He expressed support for increasing density beyond the 12.6 million square feet baseline in the 2018 Citizens Advisory Committee (CAC) report. He said KG is currently working on several housing opportunities in the Wilburton area. He expressed support for increased density throughout the area, preferably through market forces instead of through mandates.
- (i) Alex Zimmerman expressed frustration that the King County Council will not let him speak to them.
- (j) Heidi Dean said tonight's vote on the permanent supportive housing LUCA is about transparency, accountability and doing what is right for the overall community. She asked

the Council to not allow special interest groups from outside of Bellevue to unduly influence the City's policies. Ms. Dean encouraged the Council to support Councilmember Robertson's proposed amendments A1 through A9.

5. Reports of Community Councils, Boards, and Commissions: None.

6. Report of the City Manager

City Manager Brad Miyake noted the high temperatures forecasted for the week and asked staff to provide an update regarding the City's response.

Carl Lunak, Emergency Manager, Fire Department, said temperatures are expected to reach 90 or above over the next several days. He said the City has been working with neighboring jurisdictions, King County and others to release public information regarding the resources available, including cooling centers. He said Bellevue's four community centers will be open during peak heat hours and into the evening to allow the public to cool off in air conditioning. He said staff in the Bellevue CARES (Citizen Advocates for Referral and Education Services) program have been proactive in distributing cold beverages and water to the unhoused population. Staff also worked with a couple of senior care facilities to provide sun screening equipment.

Mr. Lunak said that Congregations for the Homeless (CFH) is extending its day center hours to 10:00 p.m. Additional locations for the public to cool off include shopping centers and public buildings. He noted that more information is available online at kcemergency.com.

7. Council Business and New Initiatives: None.

8. Consent Calendar

→ Deputy Mayor Nieuwenhuis moved to approve the Consent Calendar, amended to remove item 8(c). Councilmember Stokes seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 7-0, and the following items were approved:

(a) Council Minutes

Minutes of July 11, 2022 Regular Meeting

(b) Resolution No. 10124 authorizing execution of a Utility Construction Agreement, UTB 1510, between the Washington State Department of Transportation (WSDOT) and the City of Bellevue for shared reimbursement costs associated with utility relocations during the WSDOT Sunset Creek Fish Habitat Enhancement Project (FHEP), for which the City's responsible share shall not exceed \$3,701,260.00, plus all applicable taxes.

Item Pulled:

- (c) Resolution No. 10125 authorizing the execution of a Professional Services Contract with Environmental Science Associates to prepare an Environmental Impact Statement for the Comprehensive Plan Periodic Update in accordance with the state Growth Management Act, in an amount not to exceed a contract total of \$1,089,345, plus all applicable taxes, for all services performed and expenses incurred under the Contract.

9. Public Hearings

- (a) Public Hearing and Action on Resolution No. 10126 authorizing the execution of documents necessary to release three utility easements which have been declared surplus to the City's needs and are no longer required for providing continued public utility service. The easements lie within the properties located at 1111 102nd Avenue NE and 10112 NE 10th Street.

City Manager Miyake introduced the staff report and public hearing regarding the proposed release of utility easements.

Loren Matlick, Real Property Manager, said Resolution No. 10126 releases a sewer easement and two water easements located at 10112 NE 10th Street and 1111 102nd Avenue NE. He said the property is being redeveloped as a multi-use building, and the developer requested the release of easements during the permitting process. The existing sewer easement and the two water easements will be removed by the developer and easements will no longer be needed. New services will be provided from facilities within the public right-of-way.

- Deputy Mayor Nieuwenhuis moved to open the Public Hearing, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

City Clerk Arredondo noted that no written comments were received regarding this public hearing.

No one came forward to comment.

- Deputy Mayor Nieuwenhuis moved to close the Public Hearing, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.
- Deputy Mayor Nieuwenhuis moved to adopt Resolution No. 10126, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

10. Study Session Items

- (a) Overall Project Updates and Growth Concepts related to Comprehensive Plan Periodic Update and the Wilburton Study Area

City Manager Miyake introduced staff's presentation regarding the Comprehensive Plan periodic update and the Wilburton Study Area planning effort.

Emil King, Assistant Director, Community Development Department, said staff will provide project updates and an overview of the Planning Commission's recommendation regarding the growth concepts to analyze. He highlighted an integrated timeline depicting the Wilburton Study Area, Comprehensive Plan, and Environmental Impact Statement (EIS) work over the upcoming two years. He said adoption of the Comprehensive Plan update is anticipated for May 2024, several months before the state deadline of December 2024.

Mr. King said staff will bring the Wilburton Comprehensive Plan policies to the Council as soon as possible (targeted for the fourth quarter of 2023). He said the draft EIS (DEIS) will be completed during the first quarter of 2023 and the final EIS will be released in the third quarter of next year. He noted that the next update to the Council is planned for November/December.

Thara Johnson, Comprehensive Planning Manager, recalled that the Comprehensive Plan periodic update was launched by the Council in February and the Wilburton Study Area work was last discussed in April. She said one EIS will be prepared for both initiatives. She said both projects are considering changes in land use categories that will influence capacity for both residential and commercial development.

Ms. Johnson recalled that the Council previously provided guidance regarding areas of emphasis for the Comprehensive Plan update including housing affordability, sustainability and climate resilience, and employing an equity lens in the overall process and development of policies. Previous Council direction regarding the Wilburton Study Area was to direct staff to use the 2018 Citizens Advisory Committee (CAC) preferred alternative as the baseline for land use planning.

Ms. Johnson said the Planning Commission received an overview of the growth concepts in early July and commissioners were supportive of the proposed range of growth concepts. The commission expressed support for analyzing additional housing capacity as part of the EIS.

Ms. Johnson said the commission emphasized the need for continued community outreach, especially with underrepresented groups. She said four public workshops and 16 community/youth presentations have been provided, and 3,326 surveys were returned. Survey respondents provided feedback regarding parks and open space, quality of life, sense of community, public safety and cleanliness. They also highlighted concerns regarding affordable housing, equity, homelessness, safety and traffic congestion. Ms. Johnson said that 73 percent of the survey respondents were homeowners and all neighborhood areas were represented. Approximately 60 percent of the respondents were white, 25 percent identified as Asian, and five percent identified as Hispanic/Latinx.

Ms. Johnson introduced discussion of the growth concepts, which set the stage for developing the growth alternatives to be analyzed as part of the EIS process. She noted five growth framework concepts: 1) geographic location of growth, 2) amount of growth, 3) placemaking and character, 4) housing typologies, and 5) affordable housing. Ms. Johnson said the intent for the concepts is that the growth alternatives in the EIS will include a combination of these concepts, and each concept can impact others.

Ms. Johnson said increased density is concentrated in Bellevue's growth corridor (Downtown, East Main, Wilburton and BelRed) and in countywide centers (Wilburton/East Main, BelRed, Crossroads, Factoria and Eastgate). Additional locations for growth include neighborhood centers and arterials.

Ms. Johnson said there are currently nearly 66,000 housing units in Bellevue. The growth target is 35,000 additional housing units and Bellevue currently has the capacity for 27,000 of those units. As part of the EIS process, staff proposes an analysis of the range of options for additional housing capacity, including up to 70,000 additional housing units. There are currently 155,000 jobs in Bellevue and the established job target is 70,000 additional jobs, which could include up to 20,000 jobs in the Wilburton area.

Janet Shull, Strategic Planning Manager, said the Wilburton Study Area covers approximately 300 acres on the western edge of the larger Wilburton neighborhood subarea. She said the EIS process will study three growth concepts: no action, baseline and expanded housing. The baseline scenario is the CAC's preferred alternative with 15.4 million square feet of new development and a 4:1 jobs-housing balance. The expanded housing concept increases housing capacity to achieve closer to a 2:1 jobs-housing balance.

Ms. Shull described concepts to consider for the distribution of growth in the Wilburton Study Area. The single core growth concept most closely resembles the CAC's vision and includes the Grand Connection. She said additional smaller nodes within the study area could be developed related to transit, existing and emerging employment centers, catalyst project sites and additional housing capacity.

Ms. Johnson highlighted the placemaking concepts to be applied to different areas of the community: all residential, residential focus, central neighborhood node, cultural hub, retail center and office center. Housing typologies include high-rise and mid-rise units, micro units, mid-sized units, expanded low-rise housing and lower density housing such as accessory dwelling units (ADUs), duplexes and triplexes. Ms. Johnson said that most new housing in Bellevue is urban studios, one-bedroom apartments and large single-family homes. She said growth concepts related to affordable housing include building upon existing incentives and programs (e.g., multifamily tax exemption) and the consideration of inclusionary affordability.

Mayor Robinson thanked staff for the presentation.

Councilmember Barksdale said he appreciated staff's approach to coordinate and streamline the Comprehensive Plan update process and the Wilburton Study Area planning effort. He said he looks forward to further discussion regarding the growth concepts and the needs in the Wilburton area.

Councilmember Robertson thanked staff for their work and expressed support for considering a wide range of housing types.

Councilmember Stokes expressed support for staff's approach and thanked them for their work.

Councilmember Lee said he looks forward to continued discussions regarding the Wilburton Study Area. He encouraged outreach to youth for input into the planning processes. Responding to Mr. Lee, Mr. King said underrepresented populations include renters and individuals who are more comfortable speaking in non-English languages. Regarding outreach to youth, Ms. Johnson said two presentations were provided at schools and a youth group participated in a meeting at City Hall regarding the Comprehensive Plan update process. She said staff is also trying to increase youth participation with the community engagement strategy team.

Mr. Lee said he heard a number of questions about the Wilburton Study Area on a recent neighborhood walk. He encouraged robust communication with the community.

Councilmember Zahn said she appreciates the involvement of youth in the community engagement process. She expressed support for the expanded housing growth concept in the Wilburton Study Area and for the consideration of a wide range of housing types. She suggested exploring housing to accommodate multigenerational families.

Deputy Mayor Nieuwenhuis said he does not want to miss opportunities for housing in the Wilburton area. He noted that he was on the neighborhood walk referenced earlier by Councilmember Lee. Mr. Nieuwenhuis said residents were interested in understanding the extent of the study area and how the planning effort affects the broader Wilburton subarea.

Mayor Robinson expressed support for the values identified in the presentation, including equity and sustainability. Referring to housing typologies, Ms. Robinson suggested a design competition for housing and development in the Wilburton area. She said the Issaquah Highlands is a good example of a walkable area with cottages and other housing types. Mayor Robinson said she would like to see a goal of 50 percent affordable housing in the Wilburton area, and she suggested a "wedding cake" development pattern around transit nodes with higher density closest to transit services. She suggested exploring cottages for ownership housing.

At 7:30 p.m., Mayor Robinson declared a short break. The meeting resumed at 7:40 p.m.

11. Land Use: None.

12. Other Ordinances, Resolution, and Motions

- (a) Ordinance No. 6671 providing for the submission to the qualified electors of the City at an election to be held on November 8, 2022, of a proposition authorizing the City to lift the levy limit in Chap. 84.55 RCW for parks, open space and related purposes to pay and/or finance costs to acquire, improve and develop open space, neighborhood, community and recreation facilities and parks, and to pay costs of maintaining and operating open spaces, neighborhood, community and recreation facilities, and parks; setting forth the text of the ballot proposition; directing proper City officials to take necessary actions; and providing for other related matters.

City Manager Miyake said that Ordinance No. 6671 provides for the submission of a parks levy ballot measure for the November 8 election.

Michael Shiosaki, Director, Parks and Community Services, recalled that the Council directed staff on July 18 to return with an ordinance for Council approval of placing a proposition on the November ballot that authorizes the City to lift the regular property tax levy limit by 15 cents per \$1,000 assessed valuation (AV) to fund park capital improvements and 5 cents per \$1,000 AV to fund maintenance and operations. He said Council action is required to meet the August 2 filing deadline for including the parks levy on the ballot.

Councilmember Stokes noted previous discussion by the Council and said he is ready to move forward with the levy.

Councilmember Robertson said that parks are a high priority for the community, and she supports moving forward with the ballot measure.

- Deputy Mayor Nieuwenhuis moved to adopt Ordinance No. 6671, and Councilmember Robertson seconded the motion.
- The motion carried by a vote of 7-0.

Mayor Robinson noted that five current Councilmembers have served on the Parks and Community Services Board and/or served as Council liaisons to that board.

- (b) Appointment of Pro/Con Committee Members – Parks and Open Space Levy

City Clerk Arredondo described the process for appointing individuals to the Pro and Con committees to prepare statements regarding the parks and open space levy for the voters' pamphlet. Under state law, each committee is limited to three members. However, when writing the statements, the committee may seek the advice of additional individuals. The prepared statements by the committees are due to King County Elections by August 9 and rebuttal statements are due by August 11. State law does not provide criteria for committee members except to state that the Council "shall appoint persons known to favor the measure to serve on the committee advocating approval and shall, whenever possible, appoint persons known to oppose the measure to serve on the committee advocating rejection" of the ballot measure.

Ms. Arredondo said the City Clerk's Office conducted a recruitment for the committees from July 11-21. Ten individuals applied for the Pro committee and one individual applied for the Con committee. Ms. Arredondo said the names and application materials were emailed to the Council on Friday and were also included in tonight's desk packet. Notification of the committee appointments is due to King County by August 2.

Mayor Robinson thanked staff for the information.

Councilmember Stokes recommended the following individuals for the Pro Committee: Sherry Grindeland, Kevin Wallace and Jivana Aras. He said Ms. Grindeland was a member of the Parks and Community Services Board. Mr. Wallace is a former Councilmember who is active in the development community. Ms. Aras is a young woman who is an internationally known cricket player. For the Con committee, Mr. Stokes recommended David Plummer and noted that he has a longtime interest in local government and financial matters.

→ Councilmember Stokes moved to appoint Sherry Grindeland, Kevin Wallace and Jivana Aras to the Pro committee and David Plummer to the Con committee. Councilmember Robertson seconded the motion.

Ms. Robertson thanked all of the applicants for their work related to the parks levy.

Councilmember Zahn said she is pleased to see a young adult recommended for the Pro committee.

→ The motion carried by a vote of 7-0.

- (c) Ordinance No. 6672 amending sections 20.10.440, 20.20.010, 20.20.455, 20.25A.050, 20.25D.070, 20.25F.010, 20.25F.040, 20.25L.020, 20.25P.050, and 20.25Q.050 of the Land Use Code (LUC) and adding a new section LUC 20.20.845 to establish regulations for permanent supportive housing, transitional housing, emergency housing, and emergency shelter; repealing Ordinance Nos. 6585, 6637, and 6668; providing for severability; and establishing an effective date.

City Manager Miyake introduced discussion regarding the proposed Land Use Code Amendment (LUCA) to establish regulations for permanent supportive housing, transitional housing, emergency housing, and emergency shelter uses. The Council last discussed the LUCA on June 21 and directed staff to work with Councilmembers Barksdale and Robertson regarding their proposed amendments.

Liz Stead, Interim Co-Director, Development Services Department (DSD), noted that the LUCA provides permanent regulations to replace the interim official control (IOC) that expires in January 2023. She said the proposed LUCA advances the 2021-2023 Council Vision and Priorities related to achieving human potential and providing an equitable community.

Nick Whipple, Planning Manager, Development Services Department (DSD), said state law [RCW 35A.21.430] requires cities to allow permanent supportive and transitional housing in all land use districts where residential dwellings or hotels are allowed and to allow emergency housing and shelters in all land use districts where hotels are allowed. The law also allows for reasonable occupancy, spacing, and intensity of use requirements to be imposed on those housing types to protect public health and safety. However, the requirements may not prohibit the siting of those housing types or prevent the siting of a sufficient number of those housing types. The law went into effect on July 25, 2021 and the City's interim official control (IOC) was adopted by Ordinance No. 6585 and extended by Ordinance Nos. 6637 and 6668. The LUCA provides permanent regulations to replace the IOC, which expires in January 2023.

Mr. Whipple said the LUCA is consistent with the 2021-2023 Council Vision and Priorities, Comprehensive Plan Policies LU-15, HO-38 and HS-18 and Countywide Planning Policies H-4, H-11 and H-12. He said the LUCA was discussed by the Planning Commission over a series of five study sessions from September 8, 2021 through April 27, 2022. The City Council discussed the LUCA on May 23 and June 21.

Caleb Miller, Senior Planner, Development Services Department (DSD), said permanent supportive housing is long-term or permanent residency with individualized supportive services. Transitional housing extends for up to two years and provides individualized services to help transition individuals to independence. Emergency housing is short-term to medium-term residency with generalized basic services to assist those with an immediate need for housing. An emergency shelter provides short-term residency (24 hours or less) with generalized services. In the proposed LUCA, supportive housing includes longer term residencies in permanent supportive housing, transitional housing and non-transient emergency housing. Transient emergency housing and shelters are regulated as short-term homeless services uses. Mr. Miller said the Planning Commission recommended the distinction between non-transient emergency housing and transient emergency housing.

Mr. Miller noted nine amendments (A1-A9) proposed by Councilmember Robertson and two amendments (B-1, B-2) proposed by Councilmember Barksdale.

Amendment A1 proposes a maximum of eight residents in permanent supportive housing in single-family districts, which matches the City's regulations for adult family homes. Amendment A2 proposes using dwelling units per acre instead of floor-area ratio, as recommended by the Planning Commission, to regulate density in mixed-use land use districts. The LUCA does not have a separation requirement. Amendment A3 proposes a one-quarter mile separation between less intensive supportive housing uses and a one-half mile separation between more intensive supportive housing uses in which more than 25 percent of the floor area is dedicated to services. Amendments A4 and A5 propose minimum standards for the safety and security plan and the code of conduct recommended by the Planning Commission. Mr. Miller noted that the code of conduct would need to be approved by the DSD Director.

Amendment A6 requires an operational agreement between the City and the provider to include performance measures regarding the requirement for on-site services, 24-hour on-site staffing and local resident prioritization. Amendment A7 establishes a maximum of 100 residents in

supportive housing in mixed use districts. Amendment A8 proposes a requirement that sites with less than 25 percent of the floor area dedicated to services must register with the City. The Planning Commission recommended exempting those facilities from registration with the City, primarily due to confidentiality needs for certain residents (e.g., domestic violence survivors). Amendment A9 proposes requiring a community relations plan with minimum standards regarding the content.

Moving to Councilmember Barksdale's proposed amendments or options, Mr. Miller said the Planning Commission established a distinction between transit and non-transient emergency housing with transient emergency housing regulated as a homeless services use and non-transient emergency housing regulated as supportive housing. Amendment B1 (Option 1) proposes allowing all emergency housing in residential and hotel/motel districts, subject to the exceptions, notice and registration requirements applicable to supportive housing. Amendment B2 (Option 2) proposes permitting all emergency housing in hotel/motel districts with no notice or registration requirements.

→ Deputy Mayor Nieuwenhuis moved to adopt Ordinance No. 6672, and Councilmember Robertson seconded the motion.

Mayor Robinson suggested voting separately for each proposed amendment.

Councilmember Robertson thanked the City Attorney's Office for assisting her in drafting the proposed amendments. She said that none of the amendments create a new permitting process, prohibit anything allowed in the Planning Commission's draft LUCA, or result in additional processing time. All of the amendments will make the housing better for the residents they are meant to serve. All of the housing types are meant to serve individuals who are experiencing homelessness or are in danger of becoming homeless.

Ms. Robertson said the four types of housing described in the LUCA are paired with services. However, the Land Use Code does not require services or any level of standards to ensure that the facilities are effective in helping individuals. Ms. Robertson noted her concerns regarding the potential clustering of supportive and emergency housing, compatibility with surrounding uses, and the number of residents in each facility. She said that occupancy, intensity of use and spacing may be regulated by the City pursuant to ESSHB 1220. Ms. Robertson said the amendments create consistency across jurisdictional boundaries.

→ Councilmember Robertson moved approval of proposed Amendment A1, and Deputy Mayor Nieuwenhuis seconded the motion.

Ms. Robertson said the occupancy limit of eight residents proposed by Amendment A1 is the same requirement applied to adult family homes in Bellevue.

→ Amendment A1 failed by a vote of 3-4, with Deputy Mayor Nieuwenhuis, Councilmember Lee and Councilmember Robertson in favor.

- Councilmember Robertson moved approval of proposed Amendment A2, and Deputy Mayor Nieuwenhuis seconded the motion.

Ms. Robertson said the Planning Commission created an exception for supportive housing to the City's typical dwelling units per acre requirement. She expressed concern that using floor area ratio as the density standard allows greater density than otherwise allowed by the underlying zoning. Ms. Robertson suggested treating supportive housing like other types of housing.

- Amendment A2 failed by a vote of 3-4, with Deputy Mayor Nieuwenhuis, Councilmember Lee and Councilmember Robertson in favor.
- Councilmember Robertson moved approval of proposed Amendment A3, and Deputy Mayor Nieuwenhuis seconded the motion.

Councilmember Robertson said certain types of housing are exempt from a separation requirement between facilities. She proposes a one-half mile separation between non-exempt sites (more intensive uses) and a one-quarter mile separation between exempt sites. She expressed concern that supportive housing will be concentrated in certain neighborhoods (e.g., Eastgate, Factoria and Newport Hills) and that siting a low barrier facility next to a facility prohibiting drug and alcohol use would be counterproductive to helping individuals achieve stability.

- Amendment A3 failed by a vote of 3-4, with Deputy Mayor Nieuwenhuis, Councilmember Lee and Councilmember Robertson in favor.
- Councilmember Robertson moved approval of proposed Amendment A4, and Deputy Mayor Nieuwenhuis seconded the motion.

Ms. Robertson said the draft code requires a safety and security plan for housing facilities. She proposes adding minimum standards for the content of the plans.

- Amendment A4 failed by a vote of 3-4, with Deputy Mayor Nieuwenhuis, Councilmember Lee and Councilmember Robertson in favor.
- Councilmember Robertson moved approval of proposed Amendment A5, and Deputy Mayor Nieuwenhuis seconded the motion.

Ms. Robertson said the draft code requires the submittal of a code of conduct. She recommends adding minimum standards for the content of those documents. She noted that the requirement would be consistent with other Eastside jurisdictions.

- Amendment A5 failed by a vote of 3-4, with Deputy Mayor Nieuwenhuis, Councilmember Lee and Councilmember Robertson in favor.
- Councilmember Robertson moved approval of proposed Amendment A6, and Deputy Mayor Nieuwenhuis seconded the motion.

Councilmember Robertson said Amendment A6 recommends an operational agreement between the City and the provider to require on-site services and staffing and to prioritize local residents for the housing facilities.

- Amendment A6 failed by a vote of 3-4, with Deputy Mayor Nieuwenhuis, Councilmember Lee and Councilmember Robertson in favor.
- Councilmember Robertson moved approval of proposed Amendment A7, and Deputy Mayor Nieuwenhuis seconded the motion.

Councilmember Robertson said Amendment A7 places an occupancy limit of 100 residents for supportive housing in mixed use districts. She expressed concern that the lack of limit could result in a facility with hundreds of residents, which would lessen the effectiveness of the housing and supportive services.

- Amendment A7 failed by a vote of 3-4, with Deputy Mayor Nieuwenhuis, Councilmember Lee and Councilmember Robertson in favor.
- Councilmember Robertson moved approval of proposed Amendment A8, and Deputy Mayor Nieuwenhuis seconded the motion.

Ms. Robertson said the Planning Commission recommended exempting facilities using less than 25 percent of their floor space for services from registering with the City. She proposes requiring all facilities to register with the City.

- Amendment A8 failed by a vote of 3-4, with Deputy Mayor Nieuwenhuis, Councilmember Lee and Councilmember Robertson in favor.
- Councilmember Robertson moved approval of proposed Amendment A9, and Deputy Mayor Nieuwenhuis seconded the motion.

Ms. Robertson noted the Council's ongoing commitment to community engagement, transparency and neighborhood quality of life. She said many residents and housing providers have expressed how well the City's community outreach plan worked for homeless shelter siting. She said Plymouth Housing and Congregations for the Homeless (CFH) voluntarily employ community outreach plans, which encourages better public support and positive communications with the community. She said the amendment is consistent with the codes in neighboring jurisdictions.

- Amendment A9 failed by a vote of 3-4, with Deputy Mayor Nieuwenhuis, Councilmember Lee and Councilmember Robertson in favor.

Mayor Robinson thanked Councilmember Robertson for her work and discussion. Mayor Robinson said she would like to ask staff to come back to a future meeting with a plan for using

Councilmember Robertson's recommendations as best practices along with staff's recommended best practices.

Councilmember Zahn recalled past discussion regarding an outline for best practices. She said the City received human services grant requests totaling \$10 million for the \$5 million in available funding. She suggested finding a way through the budget process to ensure adequate funding and resources to address Councilmember Robertson's recommendations as best practices.

Ms. Stead stated her understanding that Councilmember Zahn would like staff to bring back the best practices guide under development for further discussion. Ms. Zahn said she wants to ensure there are sufficient resources in the budget to work with providers to address best practices. Regarding grants, Ms. Zahn encouraged adequate funding to ensure the providers can offer the level of service desired by the Council and community.

Deputy Mayor Nieuwenhuis said a majority of the Council just voted against nine amendments reflecting minimal best practices and standards. However, now there is interest in discussing best practices. Mayor Robinson said the discussion centers around requirements versus recommendations for best practices.

Councilmember Barksdale said the intent of his proposed amendments is to remove the conditional use permit (CUP) process for homeless services uses (e.g., shelters) and to remove the stigma associated with transient versus non-transient housing. In addition, if emergency housing is a rapid rehousing strategy, a shorter stay might be more beneficial in helping an individual achieve housing stability whether through market-rate or permanent supportive housing.

→ Councilmember Barksdale moved approval of proposed Amendment B1, and Councilmember Zahn seconded the motion.

Mr. Barksdale said Amendment B1 treats all emergency housing (transient and non-transient) as permanent supportive housing in order to acknowledge emergency housing as housing, which is different than an emergency shelter.

→ Amendment B1 failed by a vote of 2-5, with Councilmember Barksdale and Councilmember Zahn in favor.

→ Councilmember Barksdale moved approval of proposed Amendment B2, and Councilmember Zahn seconded the motion.

Councilmember Barksdale said Amendment B2 allows emergency housing where hotels and motels are allowed, without requiring the CUP process and removing the distinction between transient and non-transient emergency housing.

→ Amendment B2 failed by a vote of 3-4, with Councilmember Barksdale, Councilmember Stokes and Councilmember Zahn in favor.

Mayor Robinson said the main motion was to approve the LUCA as proposed by the Planning Commission.

Councilmember Robertson said she will not support the motion. She said she was disappointed by the lack of discussion regarding the proposed amendments. She expressed concern about the ability to ensure accountability by providers without her amendments, which jeopardizes the best interests of the residents in supportive housing facilities. She believes the City could have a better ordinance that is consistent with the City of Redmond's codes and that would implement best practices. Ms. Robertson expressed concern regarding the clustering of supportive housing in certain neighborhoods and the potential for density and occupancy outcomes that are not consistent with the underlying zoning and other uses in those zones.

Councilmember Stokes expressed support for the LUCA as presented. He expressed concern that some of the proposed amendments would make it more difficult and time-consuming to site and develop supportive housing facilities. He said the LUCA has been endorsed by many in the community and will expedite the ability to provide housing.

Councilmember Lee said housing is a challenging, complex issue and the City has done a good job of addressing housing needs. He said the City will continue its initiatives to create more housing, including affordable housing. He noted the need for accountability related to facilities and providers and the need to educate the public. Mr. Lee said he will not support the motion.

Mayor Robinson recalled that the most recent presentation from staff focused on the Planning Commission's recommendations. She said Bellevue and the region are in a housing crisis and homelessness continues to increase. She noted current projections for rent increases of 40 percent. She said there must be opportunities for housing for people at all income levels. She said Bellevue does not have adequate housing to support households earning 80 percent or less of the area median income (AMI).

Ms. Robinson said the City is working to implement the Affordable Housing Strategy as quickly as possible. She said research indicates that permanent supportive housing is the most effective way to move individuals toward stability and independence. She said the Planning Commission's recommended LUCA makes it easier to provide supportive housing. She said there was a great deal of community input regarding permanent regulations and the LUCA reflects a compromise. Mayor Robinson expressed support for the motion.

Deputy Mayor Nieuwenhuis said he did not anticipate the day that the Council would take the position that we cannot get people into housing if we establish certain standards and requirements. He expressed concern that providers and facilities will not necessarily follow best practices. Mr. Nieuwenhuis said he is disappointed about the inability to protect neighborhoods. He said the proposed LUCA is a step toward the experiences in other cities that have no standards for supportive housing facilities. He said he is sad about the potential for supportive housing to be concentrated in Bellevue's more affordable neighborhoods and not in more expensive areas.

Deputy Mayor Nieuwenhuis said the Council supports the importance of data, performance measures, best practices and standards. He said Councilmember Robertson's proposed amendments recommended common sense mitigation and minimum standards that would not create barriers to achieving supportive housing. He said he is disappointed regarding tonight's discussion and he will not support the motion. He said it is possible to help individuals experiencing homelessness while protecting neighborhoods and maintaining a quality of life.

Councilmember Barksdale expressed support for the motion.

Councilmember Zahn thanked the Planning Commission, community and staff for their work on the LUCA. She concurred with the Mayor's comments regarding past discussions and community outreach that resulted in the LUCA. She looks forward to continued discussion regarding best practices. She said the Council has spent many hours discussing the need for more housing, more affordable housing, preventing homelessness and creating stable housing. She highlighted positive input from the community in support of the LUCA. She urged Councilmembers and the City Manager to explore not only best practices, but how to increase funding to ensure that adequate supportive services are provided.

Responding to Mayor Robinson, City Manager Miyake said staff can return in one year to review the LUCA and how it is working in the community.

→ The motion to adopt Ordinance No. 6672 carried by a vote of 4-3, with Deputy Mayor Nieuwenhuis, Councilmember Lee and Councilmember Robertson opposed.

13. Unfinished Business: None.

14. New Business: None.

15. Executive Session: None.

16. Adjournment

At 8:45.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw