

**From:** [Betsi Hummer](#)  
**To:** [Council](#); [PlanningCommission](#)  
**Cc:** [Robinson, Lynne](#); [Nieuwenhuis, Jared](#); [Robertson, Jennifer S.](#); [Lee, Conrad](#); [Zahn, Janice](#); [Barksdale, Jeremy](#); [Stokes, John](#)  
**Subject:** Ordinance 6568 Townhome LUCA  
**Date:** Monday, February 15, 2021 7:07:50 PM

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

Ordinance 6568 to establish provisions in the Land Use Code, Chapter 20.45A Platting and Subdivisions and Chapter 20.45B Short Plats and Short Subdivisions, for Unit Lot Subdivisions within Land Use Districts where multifamily development is currently allowed

Mayor Robinson, Deputy Mayor Nieuwenhuis, Councilmembers,

I am Betsi Hummer, 14541 SE 26 St, Bellevue.

I support the Ordinance 6568 to allow Townhomes – whereby a Parent Lot can be divided into smaller parcels with shared wall units in which both the land and the unit is owned by an individual – in Multifamily zoned areas.

On Main Street, between 140<sup>th</sup> and 148<sup>th</sup>, every type of housing is represented – multifamily, single family, condos, townhomes, apartments, 4 plexes, subsidized and market rate. The townhomes were developed as a Planned Unit Development in an R5 zoned property, and fit right in with the surrounding housing. This stretch of Main Street also hosts faith-based properties and commercial districts. I believe this is a blueprint for all of Bellevue. I invite you all to take a stroll along that Urban Boulevard and feel what it is.

Similar to the ADU (mother-in-law apartment) LUCA, this doesn't necessarily increase the number of Affordable Housing Units in Bellevue. It does have the opportunity, though limited, to possibly increase the availability of housing to the Missing Middle – those in the 80 to 120 percent of AMI.

The Townhome LUCA sounds to me like circumnavigating the State Condo Law, which was a reaction to shoddy building. I hope any Townhomes created under this LUCA have decent construction oversight.

Again, I hope Council directs the implementation of the Bel Red Lookback, Wilburton plan and East Main plan to further the work that has already been done by residents and staff. As we recently heard, DASH is 2 years behind their property redevelopment because they were told the Wilburton plan would address the rezone. As Councilmember Robertson pointed out, the Subarea and District plans are a more comprehensive solution to planning rather than the one-offs like the Comprehensive Plan Amendment that DASH was forced to resubmit.

I appreciate your attention to my view, and thank you all for your public service.

Betsi Hummer  
Lifelong Bellevue Resident  
Public Servant  
Regular Voter

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

**From:** [Betsi Hummer](#)  
**To:** [Council](#); [PlanningCommission](#)  
**Cc:** [Robinson, Lynne](#); [Nieuwenhuis, Jared](#); [Robertson, Jennifer S.](#); [Lee, Conrad](#); [Barksdale, Jeremy](#); [Zahn, Janice](#); [Stokes, John](#)  
**Subject:** Ordinance 6567 to amend Land Use Code chapter 20.20.120, Accessory Dwelling Units  
**Date:** Monday, February 15, 2021 6:17:42 PM

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

Ordinance 6567 to amend Land Use Code chapter 20.20.120, Accessory Dwelling Units, to remove the three-year wait period to establish an Accessory Dwelling Unit in new single-family home construction; providing for severability; and establishing an effective date.

February 15, 2021

Mayor Robinson, Deputy Mayor Nieuwenhuis, Councilmembers;

I am Betsi Hummer, 14541 SE 26 St, Bellevue.

I support the removal of the 3 year wait period to establish Accessory Dwelling Units in new single-family home construction. I believe this will help in registering more ADUs, and reduce the illegal ADUs that are often found in neighborhoods. It is also likely to be beneficial for multi-generational families that are looking for more flexibility with an extra kitchen.

The ADU amendment does not look like it will provide much Affordable Housing; most units are expected to rent out at market rate.

One neighbor pointed out that people who can afford to buy a new home in Bellevue likely don't need help paying the mortgage.

I appreciate Councilmember Robertson's comments that this LUCA is nibbling around the edge; that the real work needs to be the implementation of the Bel Red Lookback, the Wilburton Subarea Plan and East Main to seriously address the Affordable Housing issue.

I sincerely hope that Council emphasizes those issues, and how to disperse Affordable Housing throughout the entire City of Bellevue.

I do not support the Planning Commission's enthusiastic suggestion that the Council look to removing the current ADU Owner Occupation and Off-Street Parking requirements, and allowing Detached Accessory Dwelling Units throughout the City. The Planning Commission took up the developers flag and ran with it, against the direction of Council. It was disheartening to have nearly the entire Commission emphasize the comments of developers over those of Bellevue Citizens.

The removal of these requirements will have a detrimental effect on neighborhoods;

especially those that have no sidewalks, cramped cul de sacs, and limited off street parking as is. Even with current City Code, many neighborhoods have cars parked all over the street, to accommodate the household members. The only recourse for inconvenienced neighbors is to file a complaint - or several - and even then, the results are negligible.

The minutes of the Affordable Housing Technical Advisory Group indicate that not much impact will result from the ADU and DADU.

I am sorry that the Planning Commission has not followed up on Council's recommendation to have the AHS TAG members as consultants through this Affordable Housing Implementation process.

They had thorough knowledge and experience with the practical elements they reviewed, and could help the Planning Commission make better informed decisions.

Betsi Hummer  
Lifelong Bellevue Resident  
Public Servant, Regular Voter

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

**From:** [Betsi Hummer](#)  
**To:** [Densley, Ruth](#); [Gallant, Kristina](#); [Bedwell, Heidi](#)  
**Cc:** [PlanningCommission](#); [Johnson, Thara](#); [Nieuwenhuis, Jared](#); [Robertson, Jennifer S.](#)  
**Subject:** Re: City of Bellevue Notice of Public Hearing 2-4-21  
**Date:** Thursday, February 4, 2021 8:05:02 PM

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

Thank you for this notification.

I am sorry to see the Planning Commission Study Session for this Land Use Code Amendment was arbitrarily cancelled.

The meeting cancellation reduces the amount of time the Planning Commission has to consider it and hear from the public on its potential ramifications.

I certainly hope the Planning Commissioners thoroughly read the proposed Land Use Code Amendment, and direction from Council, so they understand the issue, discuss its implications to neighborhoods throughout Bellevue, and don't just rubberstamp Staff's draft.

The following is my personal opinion on what needs to be addressed by the Planning Commission before recommending this LUCA to the City Council. Despite Staff's timeline, there is no need rush this Land Use Code Amendment; the Interim Official Control is already in place throughout the City, and can be renewed by Bellevue City Council if the IOC expires before the LUCA is ready for recommendations.

Several Councilmembers and public have asked for Parking Studies to show the current parking at Affordable Housing Developments. The Planning Commission needs these studies to make an informed decision. The Study needs to be from 2019, using data collected from King County Housing Authority, since they are a major supplier of Affordable Housing in Bellevue. It should show how many units, how many adults, how many cars, how many bus trips, what Zip Code in which the adults live, what Zip Code in which they work, how they commute and how long it takes. The Study also needs to identify how many children are in the units and to which Zip Code they commute for school and how long it takes. Without a Study like this, decisions on parking reduction will be based on pure speculation.

King County Metro Transit recently reported to the City Council. The report included a map showing reduced service on all the routes that serve Bellevue, as well as the suspension of 2 routes. There was no indication that the routes will resume service. Bellevue needs commitments from Metro Transit on restored and expanded service before the Planning Commission recommends this LUCA to City Council.

In perusing the Strike Draft Land Use Code Amendment from the January 27, 2021

Planning Commission Meeting here are my suggestions:

PAGE 1

The italicized change for the ADU requirements needs to be eliminated

5. There shall be one off-street parking space provided for the accessory dwelling unit, which is in addition to any off-street spaces required for the primary residence, *except when the property has frequent transit service as provided in LUC*

*20.20.590.L.1;*

PAGE 3

This includes the references to Frequent Transit Service.

Bellevue has NO FREQUENT TRANSIT SERVICE except at the Transit Nodes at BelRed, Eastgate, Enatai (South Bellevue Park and Ride, Light Rail Station), East Main Light Rail Transit Center, and Downtown.

Without guaranteed commitments from Metro Transit on the resumption of regular service and the suspended routes, and the addition of more routes, the notion of Frequent Transit Service should be eliminated, or at least questioned or revised.

PAGE 4

**Standards.**

**Use Minimum Number of Parking Spaces Required**

*Affordable Housing with frequent transit service (Transit service at least two times per hour) 0.75:unit*

This blatantly discriminates against those who cannot afford market rate housing. Just because they are poor, doesn't mean they can only afford to take the bus. Every Affordable Housing Complex in my neighborhood has full parking lots; many are vehicles are work vehicles. My neighborhood has 4 bus lines. We need to know how many people use the service, and where they go before we restrict their ability to have a car. No parking at the site will mean they will have to find parking in nearby neighborhoods or businesses.

*Affordable Housing (Service at least four times per hour) 0.50:unit*

Again, blatant discrimination.

*(1) Market Rate Multifamily Dwelling 0.75:unit*

*Senior Housing 0:bed or unit (2)*

Seniors (62+) are not immobile; all the units at Resurrection Housing use all their parking spaces. Look around. This again is blatant discrimination. It is more difficult for a Senior to take a bus than drive a car.

PAGE 5

*(6) Visitor parking shall*

*be provided in residential buildings at a rate of one stall per 20 units, but in no case shall the visitor parking be less than one stall. For Affordable Housing and Market Rate Multifamily Dwelling uses with frequent transit service, the required visitor parking per unit shall be proportionately reduced for a combined number of resident and visitor parking per unit to not exceed a parking ratio of 0.75:unit.*

This is unintelligible. Please explain. I can only guess it is trying to override the carefully crafted Downtown Livability and increase visitor parking in Market Rate and reduce Visitor Parking for the Poor in Lake Hills, Newport Hills, and Crossroads where there are substantial King County Housing Authority Developments already existing, and many older multifamily dwellings that could be converted to retained Affordable Housing developments.

*Commented [A7]: Topic #5 Downtown Visitor Parking, for discussion in **Study Session 2**. Maintained requirement for visitor parking ratio; added a not-to-exceed provision for consistency with minimum ratio elsewhere. (For example: if the requirement is 0 per unit for residents, adding visitor parking will not result in an average of more than 0.75 spaces/unit.)*

Too bad we don't have Study Session 2....

The 1/2 mile radius to Frequent Transit needs to be changed back to the State requirement of 1/4 mile.

The 1/4 mile distance needs to be measured as the Google Walks, not as the Crow Flies.

The parking reduction requirement needs to only be applicable to the Transit Nodes such as BelRed, Eastgate, Enatai (South Bellevue Park and Ride, Light Rail Station), East Main Light Rail Transit Center, and Downtown.

Again, the Planning Commission does not need to make a decision on a recommendation just to accommodate the timeline presented by staff; Council can renew the Interim Official Control.

Betsi Hummer  
425.591.4784  
14541 SE 26 St  
Bellevue  
Lifelong Bellevue Resident  
30 Year Bellevue Homeowner  
Regular Voter

[Sent from Yahoo Mail on Android](#)

On Thu, Feb 4, 2021 at 10:09 AM, Densley, Ruth  
<RDensley@bellevuewa.gov> wrote:

You are receiving this email because you are a party of record for a Land Use Code Amendment. This is to provide you with the Public Hearing information. If you have any SEPA questions please contact Heidi Bedwell. All other questions please refer to Kristina Gallant.

**NOTICE OF PUBLIC HEARING AND SEPA THRESHOLD DETERMINATION**  
**[Reduced Minimum Residential Parking Land Use Code Amendment](#)**

**Location:** City-Wide

**Subarea:** City-Wide

**File Number:** 20-110291-AD

**Public Hearing:** NOTICE IS HEREBY GIVEN that the **Bellevue Planning Commission** will hold a public hearing during its virtual meeting on **Wednesday, February 24, 2021**, to consider a Land Use Code Amendment to amend chapters 20.20 General Development Requirements, 20.25 Special and Overlay Districts and 20.50 Definitions to establish provisions for reduced minimum parking requirements for certain housing developments located near frequent transit service.

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Public Hearing:** February 24, 2021 at 6:30 PM;

**Hearing Room:** The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at

<https://bellevue.legistar.com/Calendar.aspx>.

**Comments:** Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [PlanningCommission@bellevuewa.gov](mailto:PlanningCommission@bellevuewa.gov) before the public hearing, or by submitting written comments or signing up to make oral comments to the Planning Commission at the hearing.

Written comments will also be accepted by mail to Kristina Gallant, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [kgallant@bellevuewa.gov](mailto:kgallant@bellevuewa.gov). Comments must be received by 3:00 PM on February 24, 2021. All written comments timely received by the Comprehensive Planning Manager or Senior Planner will be transmitted to the Planning Commission no later than the date and time of the public hearing.

**Date of Application:** May 18, 2020

**Completeness Date:** May 18, 2020

**SEPA Planner:** Heidi Bedwell, 425-452-4862 [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

**Applicant Contact:** Kristina Gallant, Senior Planner, Development Services Department, 425-452-6196 , [kgallant@bellevuewa.gov](mailto:kgallant@bellevuewa.gov)

**Ruth Densley**  
**Development Services Department**  
**City of Bellevue**

*[With the appearance of new cases of the COVID-19 virus in King County, the Development Services Permit Center has been temporarily closed to walk in customers. We are requiring residents and customers to use online city resources at \[development.bellevuewa.gov\]\(http://development.bellevuewa.gov\)](#)*

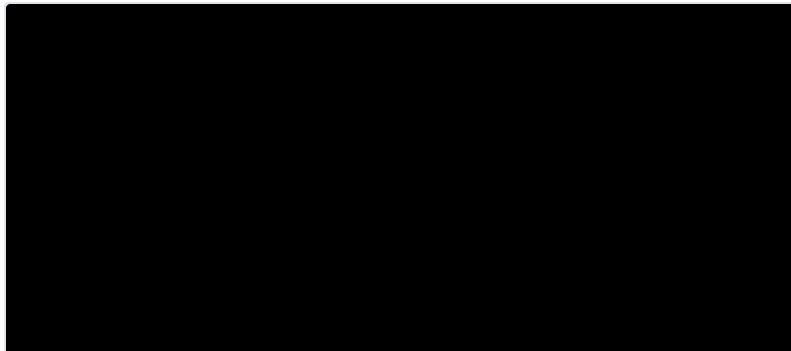


**From:** [Betsi Hummer](#)  
**To:** [Gallant, Kristina](#); [Whipple, Nicholas](#); [Tanus, Trisna](#); [Johnson, Thara](#); [Miyake, Brad](#)  
**Cc:** [PlanningCommission](#); [Lee, Conrad](#); [Robertson, Jennifer S.](#); [Robinson, Lynne](#); [Barksdale, Jeremy](#)  
**Subject:** Reduced Minimum Residential Parking Standards - Website  
**Date:** Thursday, February 4, 2021 3:13:56 PM

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## [Reduced Minimum Residential Parking Standards](#)



### Reduced Minimum Residential Parking Standards

The City Council has adopted an Interim Official Control (IOC) which establishes temporary regulations for reduc...

Hello

This is where the public has been directed to find out more about the upcoming Planning Commission Public Hearing, and the cancelled Planning Commission Study Session on this issue.

This is a great example of where we can improve.

On the Planning Commission Calendar, this issue is also scheduled to hold for Recommendations. In addition, the City Council is on that Planning Commission Calendar for a Study Session and Public Hearing, and the East Bellevue Community Council is on that Planning Commission Calendar to hold a Courtesy Hearing, then a Public Hearing. None of these dates are included on the Website.

The East Bellevue Community Council has voted on the Interim Official Control Twice, these dates do not appear on the Website.

I have submitted several letters regarding the C5 proposal - these are not seen on the Website.

The draft Land Use Code Amendment is naught to be found.

The Project Record and all Correspondence should be found on this Website.

As I said in my last email  
We are Bellevue.  
We can Do Better.

Betsi Hummer 425.591.4784 [betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)  
Lifetime Bellevue Resident  
30 Year Bellevue Homeowner  
Regular Voter

**From:** [Betsi Hummer](#)  
**To:** [Whipple, Nicholas](#); [Tanus, Trisna](#); [Johnson, Thara](#); [Miyake, Brad](#)  
**Cc:** [Robertson, Jennifer S.](#); [Lee, Conrad](#); [Barksdale, Jeremy](#); [Robinson, Lynne](#); [PlanningCommission](#)  
**Subject:** Re: Public Outreach on City Hall issues (corrected)  
**Date:** Thursday, February 4, 2021 2:57:30 PM

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

Hello

We are Bellevue.  
We can do Better.

I just relistened to the February 1, 2021, Bellevue City Council discussion on the Planning Commission recommendations regarding the Mother in Law Apartment (ADU) and Townhouse (Unit Lot Subdivision) Land Use Code Amendments.

Councilmember Lee asked how much input is received from Neighborhoods due to the City's Online Presence.

The Mayor asked for a recap of the Public Outreach and Input process.

Senior Planner Nick Whipple answered that the online presence generated inquiries from Home Builders with permits in the Pipeline. The Online presence also received input from Institutions suggesting issues outside the immediate scope of the ADU LUCA; removing the owner occupation and parking requirements and adding Detached Accessory Dwelling Units to the LUCA (which derailed the Planning Commission discussion and exposed the Commissioners' lack of understanding of Parliamentary procedure, and their duty). This suggests there was NO NEIGHBORHOOD response on the ADU LUCA Website.

I challenge EACH of the recipients of this email to find the ADU LUCA Online presence, also known as a Webpage, and let me know if it was EASY or DIFFICULT.

Please reflect on how accessible this would be for an average citizen (definition open to your interpretation).

Locating the LUCA Website is near impossible. I find it, but I have used the complex City website regularly for 8 years.

The touted Public Outreach needs to be improved. The Online Presence (Website) for issues needs to include all the Public Input received as well as the complete Project Record.

I suggest that going forward, every established Neighborhood Association leader be

automatically added to the Outreach protocol and have a link to the Issue Website so they can communicate the information to their members quickly and efficiently.

I appreciate the LUCA input from Councilmember Robertson and Lee and the request from Mayor Robinson on Public Outreach.

I anticipate improvements in the near future.

We are Bellevue.  
We can Do Better.

Betsi Hummer phone 425.591.4784  
Lifetime Bellevue resident  
30 year Bellevue homeowner  
Regular Voter

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

On Thursday, February 4, 2021, 02:14:59 PM PST, Betsi Hummer <[betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)> wrote:

Hello

We are Bellevue.  
We can do Better.

I just relistened to the February 2, 2021, Council discussion on the Planning Commission recommendations regarding the Mother in Law Apartment (ADU) and Townhouse (Unit Lot Subdivision) Land Use Code Amendments.

Councilmember Lee asked how much input is received from Neighborhoods due to the City's Online Presence.

The Mayor asked for a recap of the Public Outreach and Input process.

Senior Planner Nick Whipple answered that the online presence generated inquiries from Home Builders with permits in the Pipeline. The Online presence also received input from Institutions suggesting issues outside the immediate scope of the ADU LUCA; removing the owner occupation and parking requirements and adding Detached Accessory Dwelling Units to the LUCA (which derailed the Planning Commission discussion and exposed the Commissioners' lack of understanding).

I challenge EACH of the recipients of this email to find the ADU LUCA Online presence, also known as a Webpage, and let me know if it was

EASY or  
DIFFICULT.

Please reflect on how accessible this would be for an average citizen (definition open to your interpretation).

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The touted Public Outreach needs to be improved.

I suggest that going forward every established Neighborhood Association leader be automatically added to the Outreach protocol and have a link to the Issue Website so they can communicate the information to their members quickly and efficiently.

I also request that the Online Presence for issues include all the Public Input received as well as the complete Project Record.

I appreciate the LUCA input from Councilmember Robertson and Lee and the request from Mayor Robinson on Public Outreach.

I anticipate improvements in the near future.

Betsi Hummer phone 425.591.4784  
Lifetime Bellevue resident  
30 year Bellevue homeowner  
Regular Voter

[Sent from Yahoo Mail on Android](#)

**From:** [Tom Wagner](#)  
**To:** [PlanningCommission](#)  
**Cc:** [Gallant, Kristina](#); [Bedwell, Heidi](#)  
**Subject:** Notice of public hearing and SEPA threshold determination; Reduced Minimum Residential Parking Land Use Code Amendment  
**Date:** Thursday, February 4, 2021 10:35:42 AM

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

To whom it may concern,

Reducing minimum requirements for parking justified solely on the bases that it is needed to promote more affordable housing is ludicrous. The minimum requirements were established to set livability desired states, as well as livability desired detriments to the environment.

Waiving environmental effects is not conducive to changing minimum requirements.

Please consider that any increased parking in low density single family neighborhoods will significantly degrade the livability and environmental quality. Increased parking density will increase pollution to the environment to a degree proportional to the increase. Hydrocarbon emissions will increase locally, hydrocarbon and other pollutants associated with internal combustion vehicles into storm water will increase, as well as increased noise pollution. Allowing the parking minimum density to increase will significantly degrade the environment to families, plant and wildlife in the single family low density areas. When such is combined with changes to allow ADU's in low density single family low density areas, and allowing multi-family dwelling units into low density single family neighborhoods will devastate the livability quality of such, and the environmental quality of such.

There are many other detrimental effects such as increased traffic congestion, reduced pedestrian "space" available, where sidewalks are non-existent, where pedestrians must traverse in the roadway, and reduced space available for garbage, and recycle services. However, since this public hearing seems to be focused solely on environmental factors, I will limit to such.

Please keep the City of Bellevue, family friendly neighborhoods intact, and do not reduce the parking minimum requirements to satisfy a political and profit motivation. If necessary keep the higher density requirements limited to core downtown areas, but keep it out of the low density single family neighborhoods that make the City of Bellevue such a desirable and livable city.

Sincerely,  
Thomas Wagner

**From:** [Hummer, Betsi](#)  
**To:** [bellevuewa@public.govdelivery.com](mailto:bellevuewa@public.govdelivery.com); [PlanningCommission](#); [Council](#); [Johnson, Thara](#); [Barksdale, Jeremy](#)  
**Cc:** [Epstein, Ron](#); [roneps18@msn.com](mailto:roneps18@msn.com)  
**Subject:** Re: Planning Commission - February 10 Meeting Cancelled  
**Date:** Thursday, February 4, 2021 10:29:10 AM

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I am sorry to see the Planning Commission meeting Cancelled.

The City Council made it clear Monday, February 1, 2021 that there are many overdue issues that need to be addressed in addition to the Affordable Housing Strategy Implementations currently before the Planning Commission.

With the lack of meetings in 2019, several issues have been overlooked; the Bel Red look back that will give renewed perspective on the efficacy of Building Incentives for Affordable Housing and Open Space, and the Wilburton Subarea Plan that directly impacted the DASH re-application for an Affordable Housing Comprehensive Plan.

I certainly hope that no more Planning Commission meetings are arbitrarily cancelled.

Betsi Hummer  
Chair  
East Bellevue Community Council

On Feb 3, 2021, at 9:06 AM, City of Bellevue <[bellevuewa@public.govdelivery.com](mailto:bellevuewa@public.govdelivery.com)> wrote:

The February 10, 2021 meeting of the city of Bellevue Planning Commission has been cancelled.

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This service is provided to you at no charge by the [City of Bellevue](#).

This email was sent to [bhummer@bellevuewa.gov](mailto:bhummer@bellevuewa.gov) using GovDelivery Communications Cloud on behalf of: City of Bellevue Washington · 450 110th Ave NE · Bellevue, WA 98009 · 425-452-6800



**From:** [p.johnston](#)  
**To:** [Council](#)  
**Cc:** [PlanningCommission](#)  
**Subject:** ADU and Unit Lot LUCA. Process for GMA planning at open communications?  
**Date:** Monday, February 1, 2021 5:12:01 PM

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Regarding [21-171](#)

- I agree with the ADU LUCA amendment to remove the 3-year waiting period for ADUs.
- For Unit lots, I do not have enough information to support.
- For Planning Commission recommendations, I am concerned with the state actions. I hope to be able to speak to those at open communications.

#### ADU LUCA SUPPORT

- As written for January 13th City of Bellevue's Planning Commission meeting, removing the 3-year waiting period for ADUs makes sense. If the owner's residence with its ADU are built from the start, the structure is likely to be better designed. It also will be up to code. When Vancouver BC changed their ADU code, they found many illegal ADUs did not meet code.
- Building-in gives a view to the who needs to be educated. The builder will get educated in ADU rules at permitting. Getting owners educated may be a new task.
- Finally, I don't see this as a McMansion issue. The footprint and height limits don't change.

Thank you,  
pamela johnston  
425-881-3301



**From:** [Betsi Hummer](#)  
**To:** [Council](#); [PlanningCommission](#)  
**Cc:** [Robinson, Lynne](#); [Nieuwenhuis, Jared](#); [Barksdale, Jeremy](#); [Stokes, John](#); [Zahn, Janice](#); [Robertson, Jennifer S.](#); [Lee, Conrad](#); [Moolgavkar, Radhika](#); [Malakoutian, Mohammad](#); [Brown, Karol](#); [Ferris,Carolynn](#); [Morisseau, Anne](#); [Bhargava, Vishal](#); [jdevados@bellevuewa.gov](mailto:jdevados@bellevuewa.gov)  
**Subject:** Unit Lot Subdivision (Townhome) Land Use Code Amendment  
**Date:** Sunday, January 31, 2021 3:51:22 PM

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

Hello

I am Betsi Hummer, 14541 SE 26 St, Bellevue.

I am in agreement with the proposed Land Use Code Amendment to allow Townhome type units - where a Parent Lot owns the property, and individuals own the shared wall unit as well as the land on which it is placed. The idea of individuals being able to own smaller, denser units than traditional single family homes seems like a good introduction to home ownership. However, as a Planning Commissioner pointed out, there is no guarantee this will provide anything less than slightly more affordable market rate housing.

I have a few questions that I hope Council can ask of Staff for clarification.

Why are Townhomes - where a parent property contains the units and individual units and the underlying property belong to an individual owner - not currently allowed in multifamily zoning

Are there any other types of housing that would be included in this Land Use Code Amendment

What are the various housing models allowed in Single Family zoned properties.

What impact is expected on housing variety within the City of Bellevue from the adoption of this LUCA.

Is this just a backdoor to allow individual ownership since Condominiums are so difficult to build because of State Law

Why was the State Law changed to increase the assurance of quality in condominium construction

Why is this included under the Affordable Housing Strategies

Is it intended to increase the number of Affordable Housing Units in Bellevue - if so, how

If this is just another great idea for a developer to sell more units at higher prices and avoid the constraints of building condominiums, why is included with the Affordable Housing Strategies

Those are my questions. Here are my comments.

My neighborhood is diverse from a housing type, economic and ethnic perspective.

In addition to small and large single family homes and parcels, there is a King County Housing Authority Complex, Imagine Housing complex, market rate apartments that accept Section 8 vouchers and third party rent payments, and Senior Housing. It seems like a good, integrated plan for the rest of Bellevue.

I hope the rest of Bellevue can be as diversified as my neighborhood with the Affordable Housing Strategy Implementation.

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

**From:** [Betsi Hummer](#)  
**To:** [Council](#); [PlanningCommission](#)  
**Cc:** [Robinson, Lynne](#); [Nieuwenhuis, Jared](#); [Robertson, Jennifer S.](#); [Barksdale, Jeremy](#); [Stokes, John](#); [Lee, Conrad](#); [Zahn, Janice](#); [Moolgavkar, Radhika](#); [Malakoutian, Mohammad](#); [Ferris, Carolyn](#); [Brown, Karol](#); [jdayadoss@bellevuewa.gov](#); [Morisseau, Anne](#); [Bhargava, Vishal](#)  
**Subject:** Mother in law apartment (ADU) Land Use Code Amendment  
**Date:** Sunday, January 31, 2021 2:46:10 PM

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

Hello

I am Betsi Hummer, 14541 SE 26 St, Bellevue.

I am essentially in agreement with the proposed Accessory Dwelling Unit (Mother In Law Apartment) Land Use Code Amendment. It looks like the Amendment removes the 3 year wait period for new construction to include an ADU in the initial construction. It looks like the definitions are retained, just moved to the Definitions section of the City's Land Use Code.

However, I have some questions I hope City Council can clarify with questions to Staff.

- Why was the 3 year waiting period on ADU in new construction put in place
- How much housing is anticipated from the adoption of this LUCA
- Please explain existing City Codes regarding rentals and their enforcement policy
- ADUs are required to be registered with the City; why and when will the City Council receive their next annual report
- If an ADU is not rented out, does it still have to be registered with the City
- How do ADUs as rental units fit in with Air BnBs
- Why is no off street parking required
- #4/5. The square footage of the accessory dwelling unit, excluding any garage area, shall not exceed *40 percent of the total square footage of the primary residence* and accessory dwelling unit combined, excluding any garage area; Does this mean in a 5,000sf home an ADU could be 2000sf ( $5000 \times .40 = 2000$ )? That's bigger than my entire house! Please explain how this is calculated.

Those are my questions. Here are my comments:

- The existing Accessory Dwelling Unit Land Use Code Owner Occupation and Parking Requirements must remain the same; any Detached Accessory Dwelling Units must be determined by the neighborhoods, as directed by City Council.
- Deviation from those existing requirements would not be in the best interests of my neighborhood

Perusing the 20.20.120 strike line Proposed LUCA, I researched the following definitions:

20.20.120.A.1 "Accessory dwelling unit" means a subordinate dwelling unit incorporated within a single-family structure. Accessory dwelling units may not be subdivided or otherwise segregated in ownership from the primary residence structure.

20.20.120.A.2 "Existing single-family dwelling" means that permits for construction of the principal dwelling were finalized (occupancy approved) at least three years prior to application for accessory dwelling unit.

20.20.120.A.3 "Owner occupancy" means a property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than six months out of any given year, and at no time receives rent for the owner-occupied unit.

Either the primary residence or the accessory dwelling unit must be occupied by an owner of the property that meets the definition of owner occupancy in LUC 20.50.038;

**Owner.** The owners of fee title, mortgagees, and contract vendees.

**23.** The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of family in LUC 20.50.020;

**Family.** Not more than four adult persons, unless all are related by blood, marriage, or legal adoption, living together as a single housekeeping unit. A group of related persons living in a household shall be considered a single housekeeping unit. Provided: a group of more than four unrelated adult persons living together in a dwelling unit may also be included within the definition of "family" if they demonstrate to the Director that they operate in a manner that is functionally equivalent to a family. Factors that shall be considered by the Director include whether the group of more than four unrelated persons

B. Includes minor, dependent children regularly residing in the household;

C. Can produce proof of sharing expenses for food, rent, or ownership costs, utilities, and other household expenses;

D. Shares common ownership of furniture and appliances among the members of the household;

E. Constitutes a permanent living arrangement, and is not a

framework for transient living;

F. Maintains a stable composition that does not change from year to year or within the year;

G. Is not a society, [fraternity](#), [sorority](#), lodge, organization or other group of students or other individuals where the common living arrangement or basis for the establishment of the housekeeping unit is temporary; or

H. Can demonstrate any other factors reasonably related to whether or not the group of persons is the functional equivalent of a family.

The [Director](#) shall issue a written determination of whether a group of more than four unrelated adult persons are operating in a manner that is functionally equivalent to a family.

For purposes of this definition and notwithstanding any other provision of this Code, children with familial status within the meaning of Title [42](#) United States Code, Section 3602(k) and persons with [handicaps](#) within the meaning of Title [42](#) United States Code, Section 3602(h) will not be counted as unrelated persons. (Ord. 6223, 4-6-15, § 7; Ord. 5001, 7-7-97, § 4)

***Household.*** One or more adults and their dependents who will be residing in the affordable unit. For ownership units title will be held in the name of all adults, other than specifically identified dependents. (Ord. 4269, 7-8-91, § 3)

***Housing Expenses.*** Housing expenses include rent plus a utility allowance, as defined in the [affordable housing](#) administrative order, for rental projects. For ownership affordable units, housing expenses include mortgage payments, property taxes, property hazard insurance and homeowner's association dues. (Ord. 4269, 7-8-91, § 3)

I appreciate your consideration of my questions, comments, and observations. I look forward to hearing answers at the Monday, February 1 Bellevue City Council meeting.

Betsi Hummer

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