

East Bellevue Community Council
Summary Minutes of Regular Meeting

May 1, 2018
6:30 p.m.

Lake Hills Clubhouse
Bellevue, Washington

PRESENT: Chair Hummer, Vice Chair Walter, Alternate Vice Chair Gooding, and Councilmembers Dhananjaya and Kasner

ABSENT: None.

STAFF: Tom Campbell, Code Compliance Supervisor
Trisna Tanus, Legal Planner
Mark Brennan, Associate Land Use Planner

1. **CALL TO ORDER**

The meeting was called to order at 6:35 p.m., with Chair Hummer presiding.

2. **ROLL CALL**

Deputy City Clerk Karin Roberts called the roll. All Councilmembers were present.

3. **FLAG SALUTE**

Chair Hummer asked Vice Chair Walter to lead the flag salute.

[Agenda modified]

6. **APPROVAL OF AGENDA**

Councilmember Dhananjaya moved to approve the agenda, amended to move Agenda Item 6, Approval of Agenda, to follow Agenda Item 3; and to move Agenda Item 15, Approval of Minutes to follow Approval of Agenda. Vice Chair Walter seconded the motion, which carried by a vote of 3-1, with Councilmember Kasner dissenting.

Councilmember Gooding arrived at 6:37 p.m.

[Agenda modified]

15. **APPROVAL OF MINUTES**

- (a) Summary Minutes of the March 28, 2018 Special Meeting

Vice Chair Walter moved to approve the minutes of the March 28, 2018 Special Meeting. Councilmember Dhananjaya seconded the motion, which carried by a vote of 5-0.

- (b) Summary Minutes of the April 3, 2018 Regular Meeting

Councilmember Gooding moved to approve the minutes of the April 3, 2018 Regular Meeting. Councilmember Dhananjaya seconded the motion, which carried by a vote of 5-0.

[Agenda modified]

4. **COMMUNICATIONS: WRITTEN AND ORAL**

Barbara Benson, speaking on behalf of the Lake Hills Neighborhood Association (LHNA), said their Earth Day celebration was held on April 22 and included demonstrations, booths, kids' projects, and information for residents. She noted that approximately 150 people attended. The next LHNA meeting will be on May 18 and will focus on the topic of public safety.

Muneer Mohammed, representing the Islamic Center of Eastside, provided an update regarding the construction project to replace the Bellevue mosque. He spoke about the demolition of the mosque, noting that the permit was expedited by the City. He said the footprint for the building is currently in negotiations with the City, and construction is expected to be completed by May 2019. There will be an open house this Saturday, May 5, at the Islamic Center of Eastside facility.

5. **REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS**

Chair Hummer reported that she met with Ray White from Bellevue College regarding security for the new student housing. She also attended the Parks and Community Services Board retreat. She said no new parks are slated for East Bellevue, and two new parks will be developed in the Newport Hills and Bridle Trails neighborhoods.

Councilmember Dhananjaya said he attended the Bellevue Neighborhoods Conference, where participants could choose up to four workshops to attend during the day. He attended the Smarter Home – Smarter City workshop, which focused on smart water meters; the Eyes on Traffic workshop, which included a tour of the City's Traffic Management Center and education on flashing yellow lights and pedestrian safety; and Under Our Skin, which included a facilitated discussion about race and inclusiveness. He also attended the Transportation Commission meeting in which the Transportation Improvement Program (TIP) was presented. He said he

spoke during public comment in opposition to the SE 16th Street (148th Avenue SE to 154th Avenue SE) bike lane project.

Councilmember Kasner reported that he attended the Transportation Commission meeting. He spoke in favor of removing the SE 16th Street bike lane project from the City's future plans. Mr. Kasner said he also attended the Bellevue Neighborhoods Conference.

[Agenda modified; See Agenda Item 6 above.]

7. **DEPARTMENT REPORTS**

(a) Single Family Dwelling Room Rentals Update

Trisna Tanus, Legal Planner, presented the single-family dwelling room rentals update. She noted that it has been three years since the adoption of Ordinance No. 6223 and provided a brief recap of the Ordinance.

Tom Campbell, Code Compliance Supervisor, spoke about the five different case status categories (four types of closed cases as well as the status of open with continuing investigation). He highlighted items in the 12-month enforcement data, provided a data map, and spoke about additional data which includes a comparison by year. He spoke about staff hours and provided staff hours per address. He noted that enforcement is based on complaints.

Mr. Campbell described communications challenges including language barriers and the need for more engagement with and information to homeowners' associations, realtors, community groups, and the general public. He noted the challenge of reviewing room rental ads on online sites because they are typically ambiguous and do not provide addresses. He spoke about increasing public engagement and information, translating informational handouts, allocating appropriate staffing and resources to respond to the influx of absentee investors and entrepreneurial rental hosts, and implementing streamlined code compliance procedures for single-family dwellings.

Vice Chair Walter thanked staff for the presentation and data. Responding to Ms. Walter, Mr. Campbell confirmed that a number of staff in different departments are involved in the administration of complaints and hearings.

Mr. Campbell noted that Councilmembers may call him if they are interested in the complaint and enforcement history of a specific address.

Responding to Councilmember Kasner, Mr. Campbell said the City has five Code Compliance Officers. He said that individuals who file complaints are contacted by the City regarding the resolution of the case.

Responding to Councilmember Dhananjaya, Mr. Campbell said public information regarding the Ordinance is provided in multiple languages. Code Compliance information is distributed through a number of channels including the City's website, realtors, homeowner and

neighborhood associations, and mailings. Mr. Campbell said resources are available to assist City staff in communicating with individuals regarding complaints and enforcement.

Responding to the audience, Mr. Campbell said guest cottages are allowed on a minimum lot size for the unpaid use of family members, nannies, and domestic staff. They are not to be used as rental units.

Responding to Vice Chair Walter, Ms. Tanus said rooming houses are not allowed in single-family zones and owners are required to provide a local contact for those properties. Mr. Campbell said a rooming house can have up to five rooms/tenants and is not required to be owner-occupied. The single-family room rentals Ordinance applies to single-family zones, and there is no requirement for a local property management contact. Ms. Tanus said the Ordinance targets what are essentially illegal rooming houses in single-family neighborhoods.

Mr. Campbell noted that more enforcement information will be added to the City's open data portal, which will allow users to sort and graph the information.

Responding to the audience, Mr. Campbell said the City's code compliance documentation, including the names of persons filing complaints, is a public record. The complainant may request that the information be kept confidential, and the City can protect the names in fulfilling public records requests. However, the City could be required to release the information in the case of litigation.

8. **PUBLIC/COURTESY HEARINGS**

(a) Courtesy Hearing: King County Housing Authority Highland Village Phase 2

Mark Brennan, Associate Land Use Planner, presented an update on the King County Housing Authority (KCHA) Highland Village Phase 2 project. He said the applicant has applied for design review approval, and the City is working with the applicant to ensure the project meets City standards and Comprehensive Plan guidelines. The decision on the application is made by the Land Use Director. Mr. Brennan said the City will accept comments until the date that staff issues its decision.

Chair Hummer opened the Courtesy Public Hearing.

Dan Watson, Deputy Director, King County Housing Authority, noted that the agency is not part of King County government. He said that KCHA has been in existence since 1939, and its first project was housing for coal miners in Black Diamond. He highlighted the history of Highland Village and the effort to achieve financing to undertake a major renovation. The Highland Village apartments were built in the mid-1970s and the complex became overcrowded, with up to eight persons living in individual apartments. He noted problems related to the lack of proper maintenance over a number of years. There are currently 76 units, and 24 units will be added.

Mr. Watson presented a video describing the agency's efforts related to the Highland Village apartment complex, which is a very close-knit community. He said the project reflects

redevelopment efforts throughout King County to provide affordable housing. The KCHA's primary focus is on the preservation of affordable units. He noted that Spiritwood Manor was acquired and renovated in 1990, and the complex received a substantial renovation last year. In recent years Eastside Terrace, next to Highland Village, received a major renovation and the addition of a Boys and Girls Club. Hidden Village apartments near Bellevue College received major improvements and the addition of a Boys and Girls Club as well.

Mr. Watson said the KCHA operates more than 10,000 housing units and is supported by federal and entrepreneurial funding.

Scott Rhodes, Sr. Project Architect with Innova Architects, said Phase 2 of the project will have 36 affordable two and three-bedroom apartments, for a total of 100 affordable housing units on the Highland Village site. The complex will have a large play area with improvements being made to adjacent sidewalks and to the entry to the complex. Apartments on the south end of the site will have balconies overlooking the play area, and the complex will have laundry facilities and an automated parcel delivery system.

Mr. Rhodes noted the energy efficiency features of the project. He presented elevation drawings and highlighted additional elements including wide overhangs to shade the building. He presented photos of the existing site and models of the final project.

Responding to Chair Hummer, Mr. Rhodes said a tree survey was conducted by an arborist and a number of diseased trees will be removed. He noted that a portion of the project is designed around a tree considered to be the best tree on the site. A number of deciduous, relatively quick growing trees will replace trees that will be removed.

Mr. Rhodes said that emergency access to the site will be improved and the existing apartments will be updated, including significant exterior upgrades. Bidding for the contractor is tentatively slated for June, with construction starting as soon as possible following the selection of a contractor.

Mr. Watson noted that the apartment rents will remain approximately the same, \$1,023 for a one bedroom; \$1,200 for a two bedroom; and \$1,400 for a three bedroom.

Mr. Rhodes described additional elements of the project including the color scheme, balconies, replacement of stairways, and floor upgrades to reduce noise.

Responding to Chair Hummer, Mr. Watson said the existing residents must meet income requirements to stay in the complex. Of the 76 original families, nine families did not want to submit their employment and wage information. Approximately 60 families will remain in the complex.

At 8:17 p.m., Councilmember Kasner moved to close the Courtesy Public Hearing. The motion was seconded by Councilmember Dhananjaya and carried by a vote of 5-0.

9. **RESOLUTIONS:** None.10. **COMMITTEE REPORTS**

Councilmember Kasner said more information on the City's budget process will be provided during the June EBCC meeting, prior to the public hearing before the City Council.

11. **UNFINISHED BUSINESS**

(a) Review and Update of Community Council Rules of Procedure

Chair Hummer suggested scheduling a special meeting to discuss the updated Rules of Procedure.

Councilmember Gooding moved to hold a special meeting as proposed. Councilmember Dhananjaya seconded the motion, which carried by a vote of 5-0.

The Council agreed to hold a special meeting on May 10, 2018, at 4:30 p.m. in City Hall. Councilmembers agreed to submit proposed revisions to the Deputy City Clerk in advance of the meeting to facilitate a productive discussion.

12. **NEW BUSINESS**

(a) Discussion Regarding Potential Future Agenda Items

- Larsen Lake Culvert Replacement project *[June meeting]*
- Homeless Shelter Permanent Land Use Code Regulations *[June meeting]*
- Affordable Housing Strategy Update *[To be determined]*

Chair Hummer highlighted the future agenda items.

13. **CONTINUED COMMUNICATIONS**

David Hoffman, Puget Sound Energy (PSE), said the federal tax relief bill will provide tax rebates to investor-owned utilities. The savings will be passed along to ratepayers in the form of a rate reduction averaging \$7 per month.

14. **EXECUTIVE SESSION:** None.

[Agenda modified; See Agenda Item 15 above.]

16. **ADJOURNMENT**

Councilmember Kasner moved to adjourn. The motion was seconded by Vice Chair Walter and carried by a vote of 5-0.

At 8:30 p.m., Chair Hummer declared the meeting adjourned.

Karin Roberts, CMC
Deputy City Clerk

/kaw