

CITY OF BELLEVUE  
CITY COUNCIL

Summary Minutes of Regular Meeting

October 26, 2020  
6:00 p.m.

Virtual Meeting  
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 6:07 p.m., with Mayor Robinson presiding.

2. Roll Call and Flag Salute

City Clerk Charmaine Arredondo called the roll. All Councilmembers were present and participating remotely. Councilmember Robertson led the flag salute.

(a) Hunger Action and Awareness Day Proclamation

Councilmember Barksdale read the proclamation declaring October 30, 2020, as Hunger Action and Awareness Day in Bellevue. He urged residents to join area food banks in supporting our neighbors who are hungry during this difficult time.

3. Approval of Agenda

Mayor Robinson noted a request to add two agenda items.

→ Deputy Mayor Nieuwenhuis moved to approve the agenda, amended to add Item 6(a) for an update on the weekend protest and Item 10(b), Resolution No. 9833 ratifying the civil emergency order of October 24. Councilmember Lee seconded the motion.

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

4. Oral Communications

- (a) Cynthia Cole, a Lake Hills resident, expressed concern regarding the distribution of a flyer publicizing a community action event planned for downtown Bellevue on Saturday, October 24. She said the group has been involved in property damage and actions against the police in Seattle. She noted that she contacted Deputy Mayor Nieuwenhuis, who was already aware of the situation. Ms. Cole commended the Bellevue Police Department for ensuring that the protest remained peaceful and for preventing property damage and violence. She thanked Mr. Nieuwenhuis for his strong support of public safety. She commended Mayor Robinson for the timely manner in which she issued the civil emergency order. Ms. Cole expressed concern that a current Councilmember participated in the march. Noting criticism from some members of the community that BPD overreacted, Ms. Cole said the response was warranted given the group's history and the discovery of propane tanks and other items in downtown Bellevue.
- (b) Ruth Lipscomb, a Newport Keys resident, said she is currently participating in the City's Bellevue Essentials course. She opined that the Bellevue Police Department overreacted to the advance warnings of the October 24 protests. Ms. Lipscomb said she attended the protest. She estimated that approximately half of the participants were Bellevue residents and they were briefed on safety before starting the protest. She said the protest was peaceful and well organized. Ms. Lipscomb asked why there was not a similar level of concern for the Loren Culp rally or the groups that came from eastern Washington to Bellevue's Downtown Park. She said she is more worried about groups who openly carry firearms than she is about protesters. She suggested that the City form a task force to explore equity and inclusion issues in the community.
- (c) Barbara Chevalier, a Newport Hills resident, commended the City's Vision Zero goals and the actions taken to date to make Bellevue's streets safer. She spoke regarding the need for sidewalks in the neighborhood. She noted that many of Bellevue's parks are accessible only by car, and she would like to be able to take transit to parks with her children. She encouraged the City to implement Vision Zero measures as soon as possible and to work more aggressively with the King County-Cities Climate Collaboration (K4C) to focus on reducing greenhouse gas emissions.
- (d) Hanna Floss said she was disappointed to read on Nextdoor.com last Thursday about a planned march scheduled for October 24. She said the notice from the City used more inflammatory words toward the Black Lives Matter (BLM) group than it has with other groups in the past. She wondered why the City would use Nextdoor.com to send out the alert. She said she and her husband attended the march. She said the organizers emphasized safety during the pre-march rally and encouraged everyone to wear face masks. Ms. Floss said the police presence was excessive and intimidating given the peaceful protest. She opined that the public notice was designed to promote a false narrative that BLM protests are violent. She said it also created an opportunity for the Bellevue Police Department to be a savior for the community.

- (e) Heidi Dean said she was astonished by some of the speakers' comments. She concurred with Ms. Cole's comments regarding the demonstration group. Ms. Dean said she was monitoring the event and she was concerned that the protests would expand into neighborhoods. Ms. Dean said that friends of hers were downtown during the protests and they captured video recordings of protesters unloading weapons from vehicles. She said that is the reason the City imposed the temporary weapons ban. Ms. Dean said the group is known for violent tactics and they were clear about their intent to be disruptive. She commended the City Council and the Bellevue Police Department for their handling of the protest. She thanked others that provided mutual aid to Bellevue. Ms. Dean expressed concern that one of the Councilmembers has not been supportive of mutual aid between jurisdictions. She noted that a current Councilmember participated in the protest, which cost the City and local businesses to defend against potential violence and property damage. Ms. Dean said that she and other residents appreciate Mayor Robinson for signing the emergency order and weapons ban. She expressed concern that people on Twitter are identifying and disclosing certain individuals for the benefit of the protest group.

Councilmember Barksdale was allowed to respond to public comments and clarified that he was at the October 24th protest to observe so he would have his own personal account of what happened at the protest. He expressed concern about the implication that, because he's a Black person, he was somehow deeply involved in the planning for the protest and that it is an opportunity for the City and community to discuss why that was the implication. Mr. Barksdale said the situation highlights the need to continue to address racial equity in Bellevue and he noted that it is misguided for individuals to come to a Council meeting to highlight something based on an implicit bias instead of engaging around the core issue of racial equity. Mr. Barksdale invited concerned residents to meet with him to discuss race or racial equity.

5. Reports of Community Councils, Boards, and Commissions: None.
6. Report of the City Manager

- (a) Update on October 24 March and Protest

City Manager Brad Miyake opened discussion regarding the protest in downtown Bellevue on October 24. He said the City received information that the protest was planned for 6:00 p.m. At that time, there were indications of a high likelihood for violence or criminal activity. He said staff from all City departments, as well as mutual aid partners, met to discuss the planned protest. He said the protest remained peaceful.

Police Chief Steve Mylett said the City received information that the protest group would meet at the Downtown Park at 6:00 p.m. on October 24. Based on credible information from multiple sources and the knowledge regarding the violent behavior of certain members associated with the group, the police department began planning its response. Chief Mylett said the group that organized the protest has been active in Seattle. He said that members of the group have engaged in arson, property damage, and vandalism, as well as assaults on police officers using improvised

explosive devices, fireworks, and other objects. He noted an article in *The Seattle Times* regarding the group of protesters.

Chief Mylett said he reached out to the City's mutual aid partners to request the needed assistance to address violence and to ensure safety for everyone in Bellevue, including the protesters. He noted that a number of the partners were able to respond to the request.

Fire Chief Jay Hagen described how the Bellevue Fire Department coordinated with its mutual aid counterparts and with the Bellevue Police Department to prepare for the protest. He said that fire department personnel were staged in support of law enforcement officers. Chief Hagen said he was contacted by the Seattle Fire Department the day before the event. They shared examples of the types of situations they have encountered over 60 nights of protests in Seattle, including arson, medical emergencies, and assaults on fire department officers.

Chief Mylett acknowledged that most of the protesters are not violent. However, the BPD was aware of past violent incidents involving certain members of the group. Chief Mylett said the City issued alerts to downtown residents and businesses via cell phone and social media. He said that police officers assigned to the bike unit spoke directly with people in downtown Bellevue who might be specific targets of violence. The City received reports of suspicious activity from downtown businesses in the day or two before the protest, including reports of finding potential weapons hidden on their property (i.e., buckets of rocks, pointed sticks, and propane tanks).

Chief Mylett said that the information discussed tonight, as well as sensitive information that cannot be disclosed, contributed to the BPD's concern about potential violence as a result of the protest. There were reports on the day of the event about individuals filling up parking in surrounding neighborhoods. Chief Mylett said he spoke with members of the group before the protest and assured them that police officers would ensure safety. He said he was in contact with the City Attorney in the days leading up to October 24 in order to be prepared for violence or civil disturbance. He said the threshold for issuing a civil emergency order is very high and it was not until some of the protesters started putting on body armor, gas masks, and goggles, and carrying shields, that he called the City Attorney. Chief Mylett said that he and other police officers recognized members of the group who have been involved in violence in other cities, including an individual with a warrant for rioting in Oregon.

City Attorney Kathy Gerla said that Mayor Robinson issued an emergency order on October 24 establishing a list of items prohibited in the downtown. Ms. Gerla said the mayor must first proclaim that a civil emergency exists before an emergency order banning weapons can be issued. She said the mayor has the legal authority to proclaim a civil emergency when there is an imminent threat of violent public disturbances, riots, unlawful assembly, or other hostile forms of action. Ms. Gerla said there was sufficient information about the threat of violence to warrant asking the mayor to proclaim a civil emergency and to issue the weapons ban.

Ms. Gerla said the weapons order did not apply to peaceful protesters. However, it provided a tool for police officers to better protect people and businesses in the area where there is a threat of violence. The order prohibited individuals from possessing items in public places that can be used to inflict harm to people or damage to property if, and only if, the police determine that the

person is possessing the item with the intent to cause harm. Ms. Gerla noted that the weapons ban did not prohibit firearms because local governments cannot regulate firearms more strictly than state law. However, the order prohibited the discharge of firearms within the defined geographical area affected by the order.

Ms. Gerla said that public notice of the civil emergency and weapons order was provided through the media, the public address system, and other methods. The order was in effect from 7:15 p.m. until 10:35 p.m. on October 24.

Chief Mylett said there was a comment earlier in the meeting that the BPD treated the group on October 24 differently than it has treated other groups who have protested in Bellevue. He said that is not true and that the police response was based on the information provided by others about the group's violent history. He said there have been peaceful protests in Bellevue by Black Lives Matter and others. He noted that protests have been underway in the Armenian community over the past three weeks and BPD has provided the resources to create a safe environment.

There were no injuries, property damage, or arrests associated with the protest on October 24. Chief Mylett noted that police officers on motorcycles rode on the downtown sidewalks, which alarmed some people. However, he said the purpose was to position themselves to clear the intersections along the march route for the protesters. He said there were counter-protesters at locations along the march route.

Chief Mylett thanked the City's partner agencies for covering the rest of Bellevue while BPD officers were concentrated in the downtown area. He thanked Mayor Robinson, the Council, City Manager Miyake, and the community for their support.

7. Council Business and New Initiatives

There was no discussion.

8. Consent Calendar

→ Deputy Mayor Nieuwenhuis moved to approve the Consent Calendar, and 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 October 12, 2020 Regular Meeting

(b) Resolution No. 9830 authorizing execution of a three-year Technology Solutions agreement with Arctic Wolf to provide Managed Detection and Response cyber security services and approving a purchase order to CompuNet, in an amount not to exceed \$398,075 plus all applicable taxes.

- (c) Ordinance No. 6539: 1) authorizing execution of an amendment to the grant agreement with King County to accept \$106,345 in additional funding through the King County Flood Reduction Grant Program; 2) amending the 2019-2020 Biennium General Capital Investment Program (CIP) fund to increase the appropriation by \$106,345 for Parks Renovation and Refurbishment Plan (P-R-11); and 3) modifying the 2019-2025 CIP Plan to increase the Parks Renovation and Refurbishment Plan (P-R-11) by \$106,345 to assist with renovation and replacement of existing flood control infrastructure at the Mercer Slough Blueberry Farm.
- (d) Resolution No. 9831 authorizing execution of all documents necessary for the acquisition of four adjoining parcels, totaling 1.78 acres, located at 1709, 1715, 1729, and 1801 West Lake Sammamish Pkwy SE as an addition to Weowna Park, including a purchase and sale agreement, in an amount not to exceed \$960,000, plus related costs.
- (e) Ordinance No. 6540 suspending the requirement in Bellevue City Code (BCC) Section 14.60.070 for the owners of property with a Transportation Management Program (TMP) performance goal to conduct biennial surveys for the 2020-2021 measurement cycle.

## 9. Public Hearing

- (a) Public Hearing and Action on Ordinance No. 6541 extending an Interim Official Control adopted by Ordinance No. 6513, which set reduced minimum parking standards in the Land Use Code for certain housing developments located near frequent transit service; providing for vesting and severability; and establishing an effective date.

City Manager Miyake said Ordinance No. 6541 extends the Interim Official Control (IOC) adopted by Ordinance No. 6513 to establish reduced minimum parking standards for certain housing developments located near frequent transit service.

Mike Brennan, Director of the Development Services Division (DSD), said staff is seeking Council direction to adopt the ordinance extending the IOC.

Trisna Tanus, Consulting Attorney, recalled that the Council initiated the IOC through the adoption of Ordinance No. 6513 on May 18, 2020. Under the state Growth Management Act (GMA), the IOC is effective for six months and may be renewed for an additional six months if a public hearing is held. Tonight's public hearing satisfies the GMA requirements for extending the IOC for an additional six months.

Ms. Tanus said the ordinance reduced the minimum parking requirements for affordable housing, market-rate multifamily housing, and housing for seniors and individuals with disabilities, if the housing is located within one-quarter mile of frequent transit service. She highlighted the locations throughout Bellevue that are potentially eligible for the reduced parking minimums.

The policy basis for the ordinance is the Affordable Housing Strategy adopted in 2017 (Strategy B-1 and Strategy C-5) and the critical need for housing given the COVID-19 pandemic. The City's adoption of the ordinance conforms the Land Use Code's minimum parking standards with RCW 36.70A.620 by the required June 11 effective date.

Ms. Tanus said there are vesting provisions to provide certainty about reduced parking minimums for current projects. She said that developers, applicants, and the community have been interested and engaged in the initiation of the IOC. She noted that public comments confirm the Council's previous direction to study the appropriate radius from frequent transit service, downtown visitor parking requirements, additional incentives for affordable housing, and allowing earlier decisions on parking requirements requests.

Following the public hearing, if the Council approves the extension of the IOC, the East Bellevue Community Council (EBCC) will hold a public hearing and take action to approve or disapprove the ordinance during its December 1 meeting. Ms. Tanus said staff will continue to work to develop a permanent Land Use Code Amendment (LUCA). She said the LUCA will be processed with the Planning Commission beginning in January 2021.

- 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 a number of written communications regarding the hearing were provided to the Council.

The following individuals provided oral comment:

- (a) Randy Bannecker, representing the Seattle-King County Realtors, encouraged the Council's support of the proposed ordinance. He acknowledged that the City is using a number of measures to increase the availability of affordable housing, and reducing parking requirements is one of the strategies. He said it makes sense to maximize housing near transit services and to allow the appropriate parking requirements for the development. He spoke in favor of allowing more dollars to go toward creating and preserving affordable housing instead of toward constructing parking facilities.
- (b) Rachel Krinsky spoke in support of extending the IOC. She said that LifeWire is interested in developing affordable housing for survivors of domestic violence who are coming out of homelessness. She said that many housing developments do not need parking facilities because the residents do not own cars. Ms. Krinsky expressed support for all efforts to reduce minimum parking requirements to stimulate the development of affordable housing. She suggested extending the one-quarter mile walkshed to transit services to one-half mile.
- (c) Michael Mattmiller, representing Microsoft, expressed support for Ordinance No. 6541 extending the IOC that established reduced minimum parking standards for certain

housing developments located near frequent transit service. He said he has spoken with the Mayor, Councilmembers and City leadership about the City's Affordable Housing Strategy. He thanked the City for making housing needs a top priority. Mr. Mattmiller suggested that the City review the regulations after one year to determine their impact.

- (d) Betsi Hummer spoke opposed to reducing minimum parking requirements for multifamily development. She said there are excess cars parked around a number of multifamily complexes. She said that what is considered frequent transit service is not actually very frequent in Bellevue, with most routes stopping once or twice an hour. She expressed concern that a parking study is not required. She encouraged the City to look for opportunities to preserve existing lower-cost housing. Ms. Hummer expressed concern about the potential cumulative impacts of the parking requirements and other actions in the Affordable Housing Strategy on neighborhoods.
  - (e) Heidi Dean concurred with Ms. Hummer's comments. Ms. Dean said there is already a great deal of multifamily housing in certain areas of the community. She said that many vehicles are parked at and around an affordable housing development in Newport Hills. She expressed concern regarding the areas that have been identified as potential locations for reduced parking minimums. Ms. Dean questioned who is benefitting from the IOC provisions. She opined that it sounds somewhat like redlining.
  - (f) Abigail DeWeese spoke on behalf of the Washington chapter of the NAIOP Commercial Real Estate Development Association. She noted that they submitted a letter to the Council earlier in the day with comments on specific issues. She suggested that the City consider expanding the potential locations for the reduced parking requirements in the most densely developed areas (e.g., Downtown, BelRed area). She encouraged housing near light rail service. She asked the Council to support Ordinance No. 6541.
- Deputy Mayor Nieuwenhuis moved to close the public hearing, and Councilmember Stokes seconded the motion.
- The motion carried by a vote of 7-0.

Responding to Deputy Mayor Nieuwenhuis, Ms. Tanus said that staff is planning to analyze visitor parking as part of the review to develop permanent regulations.

Mr. Nieuwenhuis noted the concern expressed during the public hearing that the regulations target certain areas of the community for the housing with reduced parking requirements. Mr. Brennan said the interim regulations are based on a certain frequency and distance to transit services. He said that permit applicants will be required to demonstrate that their project complies with the specific requirements of the ordinance.

Councilmember Zahn encouraged housing near both bus and light rail transit services. She suggested that the map reflect all known infrastructure projects citywide. She acknowledged that different parking requirements are appropriate for different areas. She suggested expanding the transit walkshed from one-quarter mile to one-half mile.



Councilmember Stokes concurred with Councilmember Zahn's comments about aggressively pursuing affordable housing opportunities near bus and light rail services.

Councilmember Robertson said that tonight's action keeps the interim regulations in place while permanent regulations are developed. Responding to Ms. Robertson, Ms. Tanus said the Planning Commission will receive copies of written public comments as well as the minutes of the public hearing.

In further response to Ms. Robertson, Ms. Tanus said that if the East Bellevue Community Council disapproves the IOC ordinance, the regulations will go into effect in the rest of Bellevue.

Councilmember Robertson expressed support for the additional work items, including the consideration of allowing the parking study to occur earlier in the permit process. She suggested that the City explore parking requirements near high-capacity transit in Office districts. She commented that an office building near light rail might not need large parking facilities.

Councilmember Lee expressed support for reducing the minimum parking requirements in certain housing situations to stimulate the development of affordable housing. He suggested a study of the impacts of the interim regulations on neighborhoods. He encouraged the City to analyze the potential impacts of overflow parking from housing developments in certain areas of the community.

Councilmember Barksdale expressed support for the reduced parking requirements as an incentive for the development of affordable housing.

Mayor Robinson noted her understanding that the interim regulations are consistent with new state law. The Planning Commission will study the impact of the IOC and will develop recommendations for the permanent regulations.

Ms. Robinson said that she lives downtown and visitor parking is a challenge. She said it is important to consider the impacts of reducing visitor parking requirements.

→ Deputy Mayor Nieuwenhuis moved to adopt Ordinance No. 6541, and Councilmember Robertson seconded the motion.

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

#### 10. Other Ordinances, Resolutions, and Motions

- (a) Resolution No. 9832 authorizing the execution of the Puget Sound Emergency Radio Network (PSERN) Operator Interlocal Agreement

City Manager Miyake introduced discussion regarding the Puget Sound Emergency Radio Network (PSERN).

Fire Chief Jay Hagen said staff is requesting Council adoption of Resolution No. 9832 to authorize the execution of the PSERN Operator Interlocal Agreement. He recalled that the Council received an update on the project on October 5. At that time, the Council directed staff to return with a resolution for formal action.

David Mendel, King County, described the new technology in the PSERN system and the project team's participation in annual trainings and industry conferences and meetings. He described PSERN's leadership in regional forums including the Central Area Puget Sound Interoperability (CAPSI) Oversight Committee and the Association of Public Safety Officials.

Mr. Mendel said it will be easy to perform software upgrades and to adapt to future technologies using the PSERN system. He said the project team will train future PSERN Operator staff about tracking the progress of FirstNet and the Department of Homeland Security's science and technology directorate work with first responders. Noting the challenges of cybersecurity, Mr. Mendel said the PSERN system has been submitted for an in-depth security review.

Chief Hagen requested Council action to adopt Resolution No. 9832.

Councilmember Lee said that public safety is a top priority for him. He said he wants the region to have the best technology available. He noted the importance of the radio system during natural disasters or mass shootings. He thanked Mr. Mendel for speaking with him earlier in the day about the program. Mr. Lee said it is important for the region to work together and to have a proactive plan. He wants Bellevue to be represented on the PSERN Board.

Responding to Mayor Robinson, Mr. Mendel confirmed that the system is designed to be scalable and easy to upgrade as technology evolves.

Councilmember Stokes recalled that the Regional Policy Committee discussed this topic a few years ago. He said there has been extensive study and discussion regarding the new PSERN system. Mr. Stokes said it is clear that the system's technology will be updated and upgraded as appropriate over time. He expressed support for Resolution No. 9832.

Councilmember Barksdale thanked staff for the update.

Councilmember Zahn said she appreciated Councilmember Lee's interest in ensuring the best technology. She observed that the contract includes provisions for updates, upgrades, and repairs. Responding to Ms. Zahn, Mr. Mendel said the Interlocal Agreement does not address the replacement of the system at the end of the equipment's life. Mr. Mendel said the project contract includes provisions regarding continuous upgrades and updates to the PSERN system.

Councilmember Robertson expressed support for the PSERN Operator Interlocal Agreement.

Responding to Mayor Robinson, Chief Hagen said he felt confident that the interlocal agreement adequately addresses the issue of regular technology upgrades and improvements.

Councilmember Lee expressed support for the PSERN interlocal agreement. However, he said he wished there were more vendors for radio communications systems.

Responding to Mayor Robinson, Mr. Mendel confirmed that the radio system is the most reliable communications tool because the cellular phone system quickly becomes overloaded during major events.

→ Deputy Mayor Nieuwenhuis moved to approve Resolution No. 9832, and Councilmember Stokes seconded the motion.

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

(b) Resolution No. 9833: Civil Emergency Order and Weapons Ban on October 24

City Manager Miyake said that Resolution No. 9833 ratifies and affirms the Mayor's civil emergency order and weapons ban on October 24, 2020.

→ Deputy Mayor Nieuwenhuis moved to approve Resolution No. 9833, and Councilmember Robertson seconded the motion.

Councilmember Robertson expressed support for the resolution and thanked Mayor Robinson, City Manager Miyake, City Attorney Gerla, the Bellevue Police Department, and the Bellevue Fire Department for their response to the advance information about the planned protest.

Councilmember Lee thanked everyone for their good work. He noted that public safety is the most important but often the least appreciated public service.

Councilmember Stokes thanked Chief Mylett and Chief Hagen for their update earlier in the meeting. Mr. Stokes commented on the importance of communication with the public during emergencies and major events. He thanked everyone who worked to prepare for the protest and the potential for violence.

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

At 8:00 p.m., Mayor Robinson declared a short break. The meeting resumed at 8:06 p.m.

## 11. Study Session

(a) Budget Update: Development Services Permit Fees; and Issaquah and Renton School Impact Fee Schedule Update

City Manager Brad Miyake introduced discussion regarding updates to the Development Services permit fees and rates and to the School Impact Fee Schedule.

Mike Brennan, Director of the Development Services Department (DSD), said staff is seeking direction to prepare ordinances for the Council's consideration to adopt the 2021 Development Services permit fees and rates and the 2021 School Impact Fee Schedule.

Toni Call, Director of the Finance and Asset Management (FAM) Department, noted upcoming discussions regarding the Operating Budget and the Capital Investment Program (CIP) Plan. The third and final public hearing on the budget is scheduled for November 23, and Council adoption of the budget is anticipated on December 7.

Mr. Brennan said development continues to be active in Bellevue during the pandemic. He noted a number of large projects under construction and in the pipeline, including office and mixed use developments. He said that most of the growth is focused in the Downtown and in the BelRed area. He said the downtown office vacancy rate is 4.3 percent, and Amazon is planning to bring a total of 25,000 employees to Bellevue over the next few years. He highlighted the development of Sound Transit's East Link light rail system and future housing.

Mr. Brennan said the City has issued permits for approximately 4.5 million square feet of development in the near term. He highlighted the major types of projects since 2013 and their construction valuations, noting that Bellevue reached its highest total construction valuation of \$1.2 billion in 2020. Mr. Brennan said staff continues to expand its use of technology to enhance efficiency. He said DSD typically does not fill positions until there is the workload and revenue to support the positions.

Mr. Brennan said the proposed fee adjustments maintain alignment with DSD's financial policies, update hourly rates, adjust building review and inspection fees, and adjust the flat rate fee to reflect hourly rate changes and process improvements. He highlighted the financial management guiding principles: 1) funding structure should support Development Services through economic cycles, 2) permit applicants should pay for the services received, 3) fees should be predictable and understandable to the customer, and 4) fees should be competitive within the region. Mr. Brennan noted the 50-percent cost recovery objective for land use and discretionary review and the 100-percent cost recovery objective for engineering review, inspection, and business support.

Teri Jones, DSD Fiscal Manager, described the basis for the proposed building permit fee adjustment. She summarized the proposed hourly rate adjustments for land use review, transportation review and inspection, fire review and inspection, and utilities review and inspection. The proposed increases range from 1.6 percent for land use review to four percent for fire review and inspection. Ms. Jones said the proposed flat rate adjustments reflect changes in hourly rates and in the average review and/or inspection time. She compared Bellevue's building permit fees with surrounding jurisdictions.

Mr. Brennan provided information regarding the update to the School Impact Fee Schedule for the Issaquah School District and the Renton School District. The fee is applied to new residential construction located within those school districts, and the funds are used to support capital programs. The fee is collected by the City of Bellevue and transferred to the school districts. Mr.

Brennan highlighted a map depicting the school district boundaries for the Bellevue, Lake Washington, Issaquah, and Renton School Districts.

The 2021 school impact fees for the Issaquah School District are \$18,213 per single-family house and \$12,043 for a multifamily unit. The school impact fees for the Renton School District are \$7,681 for a single-family unit and \$4,989 for a multifamily unit. Mr. Brennan requested Council direction to prepare ordinances for the adoption of the 2021 Development Services fees and rates and the 2021 School Impact Fee Schedule.

Responding to Councilmember Barksdale, Mr. Brennan said DSD retains a financial reserve to help manage fluctuations in the development cycle and to maintain relatively moderate rates.

Councilmember Zahn thanked staff for the presentation. She said it is fortunate that the City achieved full electronic permit processing before the pandemic began. She acknowledged that the City conducts cost of services studies to set the appropriate Development Services permit fees. She commended the City for the pre-submittal and informational sessions. She observed that the opportunity for early discussion during the permit process hopefully reduces the level of work and revisions for both the City and the developer.

Responding to Ms. Zahn, Mr. Brennan said the City has experimented somewhat with mutual aid agreements for permit review and inspection services. However, he noted the challenges of keeping pace with growth and dealing with different labor agreements between cities. He said there is strong regional communication and collaboration, including with the City's partners through MyBuildingPermit.com. Councilmember Zahn encouraged future consideration of a potential mutual aid agreement for certain development services.

Councilmember Stokes expressed support for the proposed Development Services fees and rates. He noted that a number of cities are finding it difficult to support growth-related activities and infrastructure.

Responding to Mayor Robinson, Mr. Brennan said that school impact fees are set by the school districts. Ms. Robinson asked what would happen if the City disapproved the school impact fees. Mr. Brennan said he would follow up with more information.

Responding to Deputy Mayor Nieuwenhuis, Mr. Brennan said the City will inform developers and the community about the rate changes. Mr. Brennan said that developers are typically accepting of fee increases as long as the delivery of services is predictable.

- Deputy Mayor Nieuwenhuis moved to direct staff to prepare ordinances for Council consideration and adoption related to the 2021 Development Services permit fees and rates and the 2021 School Impact Fee Schedule. Councilmember Lee seconded the motion.
- The motion carried by a vote of 7-0.

Mayor Robinson noted that the meeting packet includes a summary of staff's responses to previous Council questions.

(b) Regional Issues [*Written materials in meeting packet.*]

12. Land Use: None.

13. Unfinished Business: None.

14. New Business: None.

15. Executive Session: None.

16. Adjournment

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

Charmaine Arredondo, CMC  
City Clerk

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