

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Extended Study Session

September 23, 2013
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Lee and Councilmembers Balducci, Chelminiak, Davidson, Stokes, and Wallace

ABSENT: Deputy Mayor Robertson [Absence excused by Council action on 09/09/13]

1. Executive Session

The meeting was called to order at 6:09 p.m., with Mayor Lee presiding.

Mayor Lee welcomed State Senator Rodney Tom, Representative Cyrus Habib, and Representative Ross Hunter who were present in the audience.

2. Oral Communications

- (a) David Newman spoke to the issue of the conversion of single-family homes to rooming houses throughout Bellevue. He acknowledged that the Council is currently addressing the problem in the Spiritwood neighborhood. He said there is a growing problem in the Lake Hills area as well. He said the home next door to him has been converted from a typical three-bedroom/1.5-bath rambler into a house with six sleeping rooms which are individually rented to tenants who are unrelated and actually complete strangers to one another. Mr. Newman said residents have noticed increased problems with the exterior maintenance of that structure, increased traffic, parking problems, traffic patterns that are strongly suggestive of drug dealing activity, and the sudden introduction of rats in the neighborhood. He encouraged the Council to approve Ordinance No. 6128.
- (b) Sam Bellomio, StandUP-America, spoke about red light cameras. He is concerned that the revenue is going primarily to King County and a private vendor in Arizona instead of to traffic safety programs funded by the City. He expressed concern that the Police Department does not track the hours and dollars spent on investigations. Mr. Bellomio said the Council is serving its own personal interests and not citizens' interests. He said

he has been coming to speak to the Council for more than a year now, and he does not hear any responses, positive or negative, from Councilmembers.

- (c) Alex Zimmerman, StandUP-America, expressed concerns about the City Council and about the King County Council. He asked the City Council to encourage the King County Council to allow public comment during its meetings. He suggested that new City Councilmembers would be good for Bellevue.

Mayor Lee asked the City Manager to bring back a status report on red light cameras and on other issues mentioned by the previous two speakers.

- (d) Paula Revere shared her concerns about the fall of the economy in 2007. She was able to figure out that the Dow 30 index was being manipulated, at which point it was adjusted upward by certain infiltrators. She believes the educational system has been negatively affected since the 1940s through the Rockefeller Foundation, and the medical care system is a corrupt monopoly similar to Nazi Germany. She said her evidence of manipulations by other parties has been covered up and disappeared. She said the obstruction within the U.S. Congress is a result of elected officials being blackmailed.

Noting that she had exceeded her time limit, Mayor Lee invited Ms. Revere to submit her comments in writing.

- (e) Steven Fricke thanked the Council and City staff for listening to residents and considering Ordinance No. 6128 to address multiple room rentals in single-family homes. He said this is a good first step toward a final solution. He asked the Council to consider forming a volunteer citizens group to work with City staff to develop and adopt permanent Code revisions. He would like to serve on such a committee.
- (f) Patrick Bannon, Bellevue Downtown Association (BDA), thanked the Council, Transportation Commission, and City staff for their work on the Downtown Transportation Plan update. He acknowledged that it is a work in progress as projects are implemented. He thanked City staff for attending the BDA's committee meetings to provide information and answer questions.

Mayor Lee noted Representative Judy Clibborn in the audience and thanked her for coming.

- (g) Mayor's Day of Concern for the Hungry

Mayor Lee read a proclamation recognizing September 28 as the Mayor's Day of Concern for the Hungry in Bellevue. He urged citizens to contribute to food banks and other social services providers.

Darwyn Anderson, representing the Emergency Feeding Program, thanked the Council and the community for the proclamation and support.

3. Study Session

Councilmember Balducci suggested moving the SR 520 item forward in the agenda due to a number of guests present for that item.

Mayor Lee noted a consensus of the Council to amend the agenda.

(b) Regional Issues

(1) SR 520 Bridge Replacement and HOV Project Update

Joyce Nichols, Director of Intergovernmental Relations, introduced Julie Meredith, SR 520 Program Director for the Washington State Department of Transportation (WSDOT).

Ms. Meredith provided an overview of the SR 520 project. She said the program is capped at \$4.65 billion through the state legislature. As of 2012, the estimated project cost was \$4.13 billion. Current funding is \$2.72 billion for construction, which includes the east side project, replacing the floating bridge, and building the west side approach. As of August, Ms. Meredith said more than 900 jobs are supported by the construction project. These include jobs in Aberdeen, where the pontoons are constructed, and in the Seattle area.

Ms. Meredith said the floating bridge and landings project has been under construction since April 2012. Construction of the east side transit and HOV project is on schedule for completion by the summer of 2014. WSDOT is continuing to work with the City of Bellevue on the related Northup Way bike facility project.

Ms. Meredith briefly described the project phasing. The new bridge will rest slightly north of the existing bridge. The next phase to be built is the west connection bridge, which has received grant funding. Eastbound trips will travel on the existing bridge and westbound trips will travel on the new bridge. Ms. Meredith noted that all of these phases are funded.

Ms. Meredith described additional project elements. The new floating bridge will be open by early 2016. There will be six westbound lanes to Montlake Boulevard, which will then change to four lanes. The HOV lane will end before that point because the project is not fully funded. The entire program, if funded, will provide a continuous HOV lane, direct access for transit/HOV at Montlake Boulevard, transit/HOV access to the I-5 express lanes, two lids, water treatment, and noise mitigation. Unfunded elements are estimated at \$1.4 billion.

Councilmember Wallace questioned the traffic impacts of reducing the six lanes to four lanes. Ms. Meredith said that tolling decreased volumes on the corridor from original traffic study projections through 2030, and a significant number of westbound vehicles exit at Montlake Boulevard. However, she acknowledged that the State looks forward to completing the full project. In further response to Mr. Wallace, Ms. Meredith said all transit and HOV traffic will need to move to the right lane to exit at Montlake Boulevard.

Mr. Wallace questioned whether WSDOT has reached an agreement with Seattle about the project plan. Ms. Meredith said that WSDOT obtained the Record of Decision and has worked with Seattle's Mayor and City Council to develop a memorandum of understanding (MOU) to guide joint decisions. The MOU commits to completing work on the Seattle side within the footprint of the analysis reflected in the environmental impact statement (EIS). She said the process is moving forward and working well. WSDOT has obtained all permits. However, the longer the project takes, there is an increased risk of significant changes in the permits.

Responding to Councilmember Balducci, Ms. Meredith said some decisions have been made, including an interchange as laid out in the Record of Decision. However, WSDOT continues to work with the City of Seattle to refine that design. There are still questions about the type of bridge for Portage Bay.

Ms. Balducci recalled that it was 2004 when she served on her first SR 520-related committee. She observed that there has been a great deal of process related to planning for the west end of the project. She wondered whether, even with funding, a feasible agreement will be reached on the design.

Ms. Meredith acknowledged that, as long as funding remains a question, certain elements of the project will continue to be questioned. However, she reiterated that WSDOT received federal and state permits for the project from all relevant agencies. The City of Seattle issued shoreline and other permits for the work, which will be updated when the projects gets closer to construction.

Responding to Councilmember Stokes regarding the east side of the project, Ms. Meredith said there are still questions about the roundabout design and about striping on local streets that approach SR 520.

Continuing, Ms. Meredith said WSDOT is using its design team to complete the construction documents for the west approach of the bridge. Her design team will be reassigned to other projects by mid-2014.

Mayor Lee observed that there needs to be a balance between the work and schedules for the east side and west side of the corridor. Ms. Meredith recalled that the east side jurisdictions came together and collaborated on a plan for moving forward. The Seattle side includes a collaboration among neighbors who have not reached agreement on a design. Given that situation, Ms. Meredith said it has been useful to have the Seattle City Council's and the Mayor's Office support of the MOU with WSDOT. She acknowledged that the situation could change, however, with a change in Mayor and/or the City Council.

In further response to Mayor Lee, Ms. Meredith said the Record of Decision and legislation sets the groundwork for six lanes across the corridor and the accommodation of light rail.

Mayor Lee thanked members of the 41st and 48th district delegations for their support of the project.

Representative Judy Clibborn recalled that the Regional Transportation Improvement District (RTID) ballot measure that included tolling on Highway 167, SR 509, I-405, and SR 520 was rejected by the voters. When she took over as chair of the Transportation Committee, more than \$400 million had been spent on public process for SR 520. She said this reflects the costs of not making a decision and not going forward over a number of years. Once WSDOT moved beyond trying to work with individual neighborhood groups and established the MOU with the City of Seattle, the process moved forward and developed a funding package in 2009. The package unfortunately included tolling on I-90.

Ms. Clibborn said the state legislature is now to the point of developing a revenue package. She has hoped that the package could eliminate tolling. However, there does not appear to be sufficient political will to put that much money into the Central Puget Sound region.

Representative Ross Hunter thanked the City for continuing to work and pursue funding for the SR 520 project. He expressed support for a functional bicycle route from Bellevue Way to 120th Avenue NE.

Councilmember Chelminiak said there is State funding for a bike lane and required changes on Northup Way. However, there is not sufficient funding to complete the full project.

Councilmember Chelminiak thanked state legislators for their work over the past six to eight years to move the SR 520 project forward.

Councilmember Stokes observed that Eastside cities have worked well together and share common priorities. He questioned whether there is more that cities could be doing.

Senator Rodney Tom concurred that the Eastside worked well together to do what was right for the region in moving forward. He said it is important to maintain a focus on the entire I-405 to I-5 corridor, which was originally slated for completion by 2016 but is no longer a realistic estimate. He said it is important to maintain a focus on the safety aspect of the project, which includes rebuilding the Montlake to I-5 segment over Portage Bay.

Representative Habib said he appreciates all of the hard work that precedes him on this project. He said that I-90 tolling to raise \$1.4 billion is not simply a matter of political risk but there is also a legal risk. He does not feel comfortable relying on the tolling of a federal facility for a state route, which is more or less unprecedented nationally and for which the Federal Highway Administration will not issue a formal opinion. Given the legal risk, Mr. Habib believes there should be an alternate funding source in place.

Councilmember Wallace asked Representative Clibborn to comment on the need for tolling and/or a higher gas tax in order to do something new. Ms. Clibborn conceded that the public is most likely not aware that the 2003 and 2005 gas taxes were bonded when passed by the state legislature. This means that, in 2015, eight cents of the gas tax will be left for ferries, Washington State Patrol, Department of Licensing, maintenance and operations, and

preservation. Everything else is debt service starting in 2015. The only construction will be the portion of the SR 520 bridge that can be completed by 2015 without a new revenue package. Ms. Clibborn said the gas tax beyond that point will go toward debt service. Without a revenue package, the only revenue source available will be tolls.

Continuing, Representative Clibborn said that regional tolling has become a hot issue, and King County intends to fund the regional tolling plan with money that it has repurposed to the Puget Sound Regional Council (PSRC). She said the money will then not go to projects at the state level, which leads to future tolling on I-405, SR 520, and I-5. She observed that she does not see what this buys except time, and it will not complete the SR 520 bridge. Ms. Clibborn said another legislative amendment proposed tolling I-90 in 2014 but that was delayed. By 2015, the state legislature will be faced with a decision about whether to add a gas tax or to toll I-90.

Councilmember Davidson said there is a need for effective political leadership for the west end of the SR 520 project.

Ms. Clibborn said the Seattle City Council made a strong statement by breaking with the Mayor and stepping out in press conferences and in working on the project.

Senator Tom said it is important for everyone to look at the project's regional and statewide benefits and role in economic vitality. He noted that the project is likely to be affected by the upcoming elections.

Councilmember Stokes said he would like to have the legislators back to talk about I-405 in the future.

Mayor Lee thanked the officials for their leadership and interest in regional objectives.

At 7:40 p.m., Mayor Lee declared a break. The meeting resumed at 7:47 p.m.

(a) Council Business and New Initiatives

(1) Light Rail Permitting CAC Appointments

Mr. Miyake indicated that this discussion is a continuation from a previous meeting.

Mayor Lee briefly recalled the process for recruiting applicants for appointments to the Light Rail Permitting Citizen Advisory Committee (CAC). The Light Rail Overlay describes the desired qualifications of CAC members and the situations which disqualify applicants from serving. Mr. Lee said that 60 individuals applied for the nine positions on the CAC, which is focused on technical aspects of the light rail project.

Mayor Lee said that he, the Council, and staff reviewed the applications. Based on this input, Mayor Lee said he developed a recommendation which was approved by the City Council in

August. Since that time, some concerns have been raised including that the CAC did not have representation by the neighborhoods most affected by the light rail project.

Mr. Lee said the Council decided to reevaluate the CAC appointments. He noted the need to continue to move forward parallel to Sound Transit's permitting process.

Mayor Lee said one appointee has been found to have a conflict because he has a property interest abutting the light rail alignment. He recommended moving forward with the CAC as previously appointed, with the exception of replacing Clay Wallace with Wendy Jones. He reiterated that the purpose of this particular CAC is to focus on technical permitting-related issues.

→ Councilmember Wallace moved to approve the slate of appointees as recommended by Mayor Lee, and to expand the CAC to 11 members to add Siona Van Dijk (Surrey Downs neighborhood) and Howard Katz (Lake Bellevue community and the Bellevue Network on Aging). Councilmember Davidson seconded the motion.

Councilmember Wallace said it is very important to him that the three most affected neighborhoods are represented on the CAC. He noted that Wendy Jones lives in the Enatai neighborhood. He does not believe this will delay the process. He suggested they be allowed to start attending meetings while the City completes the work to amend the Light Rail Overlay.

Responding to Councilmember Chelminiak, Deputy City Attorney Kate Berens confirmed that the CAC was adopted by ordinance in February as part of the Light Rail Overlay Land Use Code amendment. She said the Council may initiate amendments to the Code if desired. The process involves a notice of application, public hearing, public comment period, and Council adoption. In further response, Ms. Berens said two changes would be needed, one to expand the number of CAC members and the other to eliminate the provision that disqualifies property owners along the alignment. Mr. Chelminiak said that Clay Wallace would then be eligible to serve on the CAC.

Responding to Mr. Chelminiak, Land Use Director Carol Helland said the amendment would require SEPA (State Environmental Policy Act) review. However, the prior SEPA review could most likely be adopted to serve that function.

Responding to Mr. Chelminiak, Ms. Helland said the property abutment issue applies to Mr. Wallace, Mr. Katz, and the owner of a commercial property near the Hospital Station. She said a Land Use Code amendment typically takes three to six months. If the prior SEPA can be applied and if the Council holds the public hearing instead of sending it through the Planning Commission process, the timeline could be reduced.

Councilmember Balducci observed that the establishment of any committee is a process of hopefully including a broad enough and deep enough representative sample. She expressed support for the Mayor's recommendation and noted that the CAC is tasked with soliciting input from residents.

→ Councilmember Balducci made a substitute motion to adopt the Mayor's recommendation for the CAC membership as written, which replaces Clay Wallace with Wendy Jones and maintains nine members. Councilmember Chelminiak seconded the motion.

Mayor Lee said he believes this is the simplest way to move forward.

Ms. Berens noted that the Council adopted an ethics ordinance earlier in the year, which prohibits individuals serving on Boards, Commissions and committees from participating in site-specific land use actions in which they have an interest.

Councilmember Stokes said there was already an Enatai resident in the original group of appointees. He suggested appointing Siona Van Dijk from Surrey Downs instead of Wendy Jones (Enatai) strictly for the purpose of directly representing both neighborhoods. He anticipates that Mr. Katz and Ms. Jones will remain involved in the public process for the light rail project.

- Responding to Mr. Stokes, Councilmember Balducci said she would accept a friendly amendment to substitute Siona Van Dijk for Wendy Jones on the CAC. Mr. Chelminiak, as seconder of the motion, concurred.

Ms. Balducci said it is always awkward to mention individuals by name in a public forum. She said that all of the applicants are qualified and add value to the process. She hopes and expects that they will continue to be involved even if not formally on the CAC.

Mike Brennan, Director of Development Services, recalled that the Council was clear during the development of the Light Rail Overlay that continued public involvement is a high priority. Mr. Brennan said the City will be actively soliciting neighborhood and community engagement throughout the permitting and planning process.

Mayor Lee concurred with Ms. Balducci's comments that all of the candidates are highly qualified.

Councilmember Wallace said he will support the motion but he is disappointed that Howard Katz and Wendy Jones will not be able to participate. He does believe the motion is a reasonable compromise to achieve neighborhood representation, however.

Mayor Lee clarified that, with the motion, the original appointees stand with the exception of replacing Clay Wallace with Siona Van Dijk.

→ The substitute motion, as friendly amended, carried by a vote of 6-0.

(b) Regional Issues [Resumed]

(2) Cascade Water Alliance Update

Joyce Nichols, Director of Intergovernmental Relations, introduced Chuck Clarke, CEO of the Cascade Water Alliance, for an update.

Mr. Clarke noted that he was previously employed with the Washington State Department of Ecology and the State Department of Community Development. He met Councilmember Davidson, who was the President of the Association of Washington Cities (AWC), approximately 30 years ago and has had a long working relationship with him. Mr. Clarke said Dr. Davidson has been an effective representative for Bellevue and he thanked him for his public service, including his involvement with the Cascade Water Alliance.

Mr. Clarke reported that major actions taken over the past year include extension of the Seattle contract to 2040, modification of the Tacoma contract to reduce costs, the City of Covington's withdrawal from the Alliance, and new contracts with the City of Auburn and the City of Bonney Lake.

Responding to Mayor Lee, Mr. Clarke said the City of Covington never used any water from Cascade and was required to pay \$6 million to withdraw as its share of capital and operating expenses.

Continuing, Mr. Clarke described the decrease in the demand for water since Cascade's 2004 forecast. The demand for water reported by Seattle Public Utilities has decreased since 1990 as well. Mr. Clarke noted that projected population increases did not perform as anticipated. He described future water usage projections, noting that rate increases remain at or below inflation until the mid-2020s. This allows Cascade to delay development of the Lake Tapps supply, which might ultimately become a broader regional supply source. He said the projected rate increases for 2014 and 2015 are three percent per year, which is consistent with Bellevue's rate forecast.

Mr. Clarke explained that Cascade reviewed the cost effectiveness of conservation measures to determine which measures to continue and which to eliminate. Cascade changed the strategic direction of its conservation program from focusing on general usage reductions to targeted reductions in peak use.

Councilmember Davidson said the system's costs essentially pay to maintain capacity versus paying for the water itself. He said that past competition for water rights led to the creation of the Cascade Water Alliance as an independent and efficient partnership among cities.

Mr. Clarke said he is often asked why Cascade purchased Lake Tapps. At that time, increasing water demand indicated the potential for failing to maintain an adequate water supply. He said that owning the asset enabled renegotiations with the Cities of Seattle and Tacoma, which would not have been interested in granting extended agreements if Cascade did not have an alternative water source.

Responding to Councilmember Wallace, Mr. Clarke said the capital facilities charge remains the same for 2014 but will be reassessed beyond that point. He said there are still capital expenses associated with the contract extensions with Seattle and Tacoma. However, it is likely that the connection charge will decrease.

Councilmember Wallace congratulated Cascade on its negotiations with Seattle. Under the previous contract, the average rate increase from 2013 through 2020 was projected at 8.7 percent annually. The updated projected rate increase is approximately three percent annually.

Mayor Lee welcomed the boy scouts in the audience.

(3) Regional Solid Waste Management – Update on King County Transfer Station Review

Ms. Nichols introduced staff's update on the King County Solid Waste Division's review of the transfer station plan. The King County Council directed the Division to review the 2006 Solid Waste Transfer and Waste Management Plan to ensure it still meets current needs in the appropriate locations but is not overbuilt. Ms. Nichols said the Division is using a workshop format to gather feedback and many stakeholders, including the City of Bellevue, are involved in the process.

Alison Bennett, Utilities Policy Advisor, said King County's review was prompted by a reduction in tonnage related to the economic downturn and the decision by the City of Bellevue and other jurisdictions to not extend the terms of their Interlocal Agreements with King County.

The 2006 Solid Waste Transfer and Waste Management Plan includes a new Factoria transfer station at its current site, a Shoreline station completed in 2009, a new Bow Lake station opening this month, and two future stations that have not been sited. The plan anticipated closing three current stations.

Ms. Bennett referred the Council to page 3-37 of the meeting packet, which is a table summarizing potential alternative plans. The packet also provides a history of discussions from 2006 regarding the Eastgate Way property that is south of the Factoria transfer station. In 2006, the City and County agreed to not use the Eastgate Way property due to concerns about traffic and the impact of a larger station at that location. Instead, the County purchased additional property adjacent to the existing Factoria station with plans to rebuild. The County is moving forward with this plan and has invested \$21 million in the project.

Since 2006, the City adopted the Eastgate/I-90 Corridor Plan that solidifies the vision for the area. That plan envisions the transfer station site redeveloped as offices with potentially 10- to 12-story buildings.

Ms. Bennett noted that some of the alternatives provided on page 3-37 of the packet anticipate closing the Factoria station. The King County Solid Waste Division will issue a draft report on

October 9, with a public comment period extending to October 23. The final report is due by November 27.

Councilmember Balducci said the City has not been in favor of using the current site for an expanded transfer station. She observed that the site could provide temporary parking while the broader Eastgate area is under redevelopment.

Councilmember Stokes said the Sound Cities Association (SCA) caucus of the King County Regional Policy Committee discussed the alternatives and reached agreement regarding a plan that included Shoreline, Bow Lake, and Factoria. When it was presented to the RPC meeting, Mr. Stokes said he communicated that Bellevue is not interested in expanding the Factoria facility to include the Eastgate Way property. He said that position was reiterated later with the public issues committee. He noted that the King County Council has not yet signed the Interlocal Agreement which Bellevue declined signing.

Mr. Stokes suggested reaffirming Bellevue's position against expanding the Factoria station onto the Eastgate Way property. Expansion of the station is reflected in a number of the alternatives identified by King County [Page 3-37 of the meeting packet].

Responding to Councilmember Balducci, Ms. Nichols said the Points Communities have not signed the Interlocal Agreement but Beaux Arts did sign the agreement.

Mayor Lee concurred that it is important to continue to deliver the message that Bellevue does not support expanding the Factoria transfer station onto the Eastgate Way property. He agreed with Ms. Balducci's earlier comment that the site might be beneficial for other purposes that have not yet been considered.

Responding to Councilmember Wallace, Ms. Nichols said the King County Council directed that there could be no further expenditures related to planning the Factoria transfer station until a review was conducted.

(4) King County Health Department Briefing on Affordable Care Act Enrollment in Bellevue

Ms. Nichols introduced Erika Nuerenberg, Reform Analyst for Public Health Seattle-King County, for a presentation on what health care reform means for King County. Ms. Nichols said Councilmember Chelminiak serves on a leadership circle established by King County Executive Dow Constantine which is charged with addressing community outreach and monitoring the implementation of health insurance enrollment.

Ms. Nuerenberg thanked Councilmember Chelminiak and Alex O'Reilly in the Parks and Community Services Department for their work on this issue. She said the percentage of uninsured residents in King County varies from three percent to 30 percent, with 14 percent uninsured in Bellevue. The goal for 2014 is a reduction to an average of four percent uninsured countywide, with an estimated five percent in Bellevue.

Ms. Nuerenberg said those left uninsured will be undocumented immigrants, certain religious groups, Native American tribes, incarcerated individuals, and citizens who choose to not enroll (i.e., primarily individuals under the age of 30). Immigrants here legally for five years are eligible for Medicaid, and those here less than five years are eligible for the new health benefit exchange. Medicaid coverage will be expanded to individuals with incomes up to 138 percent of the poverty level, which is approximately \$16,000 per year.

Ms. Nuerenberg said that, under Washington's health benefit exchange [Washington HealthPlanFinder], subsidized premiums and tax credits will be available to individuals with incomes at 139 percent to 400 percent of the poverty level. The 400-percent threshold equates to approximately \$46,000 in annual income. Washington's exchange includes six providers with each offering three plans. Ms. Nuerenberg said Public Health Seattle-King County is focused primarily on ensuring that those eligible for subsidies are enrolled. She noted that grants are available for individuals with incomes above the 400-percent poverty threshold as well.

Ms. Nuerenberg said that 80,000 people in King County are eligible for Medicaid under the new law, and approximately 100,000 are eligible for subsidies through the health benefit exchange. For Bellevue, 3,803 individuals are newly eligible for Medicaid and 5,143 are eligible for affordable insurance options through the exchange.

Ms. Nuerenberg said that King County has received state grants to assist in its outreach and enrollment plan, with an enhanced focus on helping those with cultural, language, or income barriers that prevent them from enrolling. The outreach effort is comprised of a network of agencies, school districts, health care providers, libraries, colleges, technical schools, community centers, housing providers, homeless services providers, and the 10 public health centers in King County. Ms. Nuerenberg described the in-person assister network established to work individually with citizens, in a number of languages, to help them enroll.

Outreach and enrollment partners in Bellevue include the City, University of Washington Neighborhood Factoria Clinic, SeaMar Bellevue Clinic, Eastgate Public Health Center, Stevenson Elementary School, Crossroads Shopping Center/Bellevue Mini City Hall, City community centers, Lake Hills Elementary School, and the Bellevue Regional Library. Ms. Nuerenberg highlighted the schedule of outreach and enrollment events to be held in Bellevue. She asked Councilmembers to be champions of this effort with their constituents and to promote enrollment events.

- (c) Action on Emergency Ordinance to Amend the Land Use Code to Provide Necessary Clarification regarding Individual Room Rentals in Single-Family Homes

Ordinance No. 6128 of the City of Bellevue, Washington, adopting interim official zoning controls to address impacts resulting from the rental of multiple rooms in single-family dwellings to unrelated individuals, by amending the definitions of "boarding house" and "family" and creating a new definition of

“rooming house”, for a period of six months, to be in effect while the City drafts, considers, holds hearings, and adopts permanent regulations, to be effective immediately upon adoption, scheduling a hearing on the maintenance of the interim zoning ordinance, providing for severability, and declaring an emergency.

Mayor Lee indicated that Agenda Item 3(d), Downtown Transportation Plan, would be postponed to a future meeting. He thanked Transportation Commissioners and staff for attending and waiting for that item.

Acting City Manager Brad Miyake recalled previous discussions regarding residents’ concerns about multiple room rentals in single-family homes. On September 9, the Council directed staff to bring forward an emergency ordinance to address the concerns of Spiritwood residents.

City Attorney Lori Riordan said that City staff have been working with Spiritwood residents to develop a strategy for addressing the multi-room rental issue.

Land Use Director Carol Helland commented on community concerns about multi-room rentals including increased density in single-family neighborhoods, the need for rental housing to support Bellevue College, traffic and parking impacts, and declining property maintenance. In addition to Council direction to draft an emergency ordinance to address the issue, Council asked staff to consider a broader long-term housing affordability and availability study within the scope of the Comprehensive Plan Update.

Ms. Helland referred the Council to the proposed ordinance on page 3-87 of the meeting packet. On the second page of the ordinance, the definition of boarding house has been expanded to include rooming house. These definitions are currently in separate places in the Code and are being consolidated under the emergency ordinance. The definition of family is revised to apply to one or more adults related by blood, marriage or legal adoption or to a group of not more than four unrelated adult persons living in a dwelling unit. In addition, the ordinance provides a number of factors that could be considered in determining whether a group of more than four adults could fit the definition of family [Page 3-89 of meeting packet].

Ms. Helland requested Council action on the emergency ordinance which, if adopted, requires scheduling a public hearing within 60 days. Subsequent to the public hearing, staff will request Council consideration of the principles for guiding the Planning Commission’s work in drafting permanent regulations.

Councilmember Balducci thanked staff for meeting with her to discuss the current Code and draft emergency ordinance in greater detail. She thanked Councilmember Chelminiak for his efforts and his discussions with her as well.

Responding to Ms. Balducci, Ms. Helland said a home occupancy permit is required for a boarding/rooming house, which is a situation in which the owner is residing in the home. The permit does not apply to situations in which the owner is not residing in the home. In those instances, the definition of family is relied upon to regulate that occupancy.

Ms. Balducci questioned how the grace period ending on July 1, 2014 will be applied. Ms. Riordan said that current multi-room rental properties will not be allowed to expand beyond four unrelated adults when the emergency ordinance goes into effect. The ordinance goes into effect immediately citywide except for the area under the land use jurisdiction of the East Bellevue Community Council. If approved by the City Council, staff plans to place it on the Community Council's agenda in early October. Properties currently with more than four unrelated adults will be required to reduce to four by July 1, 2014.

Ms. Helland explained that, for future single-family home remodels with increases in the number of bedrooms and bathrooms, the City will inform permit applicants that occupancy of the properties must comply with the Code definition of family.

Councilmember Balducci said she likes that the proposed ordinance does provide the flexibility for households with more than four unrelated adults to attempt to demonstrate that they function as a family. She thanked staff for their work on this issue.

Councilmember Stokes concurred with Ms. Balducci and expressed support for the draft ordinance.

→ Councilmember Stokes moved to adopt Ordinance No. 6128, and Councilmember Wallace seconded the motion.

Councilmember Chelminiak thanked Spiritwood residents for their patience in working with the City. He recalled that the Council was first contacted about the issue on June 6, and he is pleased to have reached this point relatively quickly. He observed that the multi-room rental homes are essentially operating as dormitories, which are not allowed in single-family neighborhoods. He believes the ordinance provides needed guidance while not violating any rules related to legitimate group homes under federal law.

Mr. Chelminiak said this highlights further issues that need to be addressed including housing for Bellevue College students, affordable housing in general, and aging/transitioning neighborhoods. He said he appreciates the extra time since September 9 to gather more information, and he is comfortable with the emergency ordinance.

Councilmember Wallace commended staff's quick response to this issue and the solution of an emergency ordinance.

Mayor Lee thanked the community for raising the issue and for being patient with the Council and City staff. He concurred with Mr. Chelminiak about the need to address housing affordability and options.

→ The motion carried by a vote of 6-0.

(d) Downtown Transportation Plan Recommendations

[Item deferred.]

(e) East Link Project Update

Mayor Lee indicated that a full project update would be deferred. However, staff is seeking Council direction regarding light rail station naming.

Deputy City Attorney Kate Berens said that Sound Transit has conducted preliminary community outreach regarding names for the light rail stations in Bellevue. The criteria for the consideration of names include the nature of the environment, neighborhood/street names, landmarks, and geographic locations. The names should be easy to read and remember, avoid commercial references, avoid names similar to existing facilities, comply with ADA (Americans with Disabilities Act) guidelines, and be limited to 30 characters.

Ms. Berens said the next formal step in the naming process is an online survey. Sound Transit will compile those results and discuss them with the Sound Transit Board. The decision on station names is slated for early 2014.

Ms. Berens read the potential names that have been identified to date. Several Councilmembers expressed support for retaining the South Bellevue Station/Park and Ride name, and no additional names were suggested for including in the online survey. Names mentioned for the East Main Station were Surrey Downs Station, 112th and Main, or 112th Avenue Station. Names for the Bellevue Transit Center location are Downtown Bellevue, Bellevue Civic Center, and Bellevue Central Station.

For the station near the hospitals, Mr. Chelminiak said he would like to name as Wilburton/Medical District Station. Ms. Balducci suggested Hospital Station. For the Bel-Red corridor (Stations at 120th Avenue and 130th Avenue), Mr. Chelminiak suggested Bel-Red West and Bel-Red East.

Ms. Balducci stated her understanding that additional suggested names include the Spring District as well as a Japanese word for strawberries. Mayor Lee said the latter is proposed for a street name. Ms. Berens said the Spring District name does not meet Sound Transit's criteria for a geographic reference. However, if there were streets with that name in the area, it could be considered.

At 10:00 p.m., Mayor Lee declared the meeting adjourned.

Myrna L. Basich, MMC
City Clerk

/kaw