

BRIDLE TRAILS COMMUNITY CLUB

www.bridletrailscommunity.org

January 2011

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Happy New Year!



GENERAL MEETING

Date: Thursday, January 27, 2011
Time: 7:00 - 8:00 pm
Refreshments: 8:00 - 8:30 pm
Location: Cherry Crest School

Bridle Trails Community Club General Meeting Agenda:

1. Club Business
2. Cell Tower Concerns
3. Detached Accessory Dwelling Unit Plan
4. Advisory Board Committee Members
5. Neighborhood Enhancement Program
6. Park Levy Update
7. New Business
8. Refreshments

CELL TOWERS IN BRIDLE TRAILS – NORM HANSEN

Cell towers in Bellevue and Bridle Trails are getting higher - 80 feet to well over 100 feet. Also, some planned equipment sheds are up to 20 feet by 20 feet. Sometimes ground equipment is placed underground, sometimes it is totally screened above ground and sometimes not.

Carol Helland, Bellevue Land Use director will come to our January 27th BTCC Meeting. She will present Bellevue's current policies on cell tower heights and landscaping requirements of city facilities. She will discuss potential means of providing service to Bridle Trails residents in the future as technologies change. She will also address how other communities are attempting to reduce the visual impacts of cell towers and equipment sheds.

This will be a good opportunity to have community questions answered. For instance, why doesn't Redmond have any cell towers on 140th Ave. NE (between NE 60th and NE 85th) while Bellevue has two existing towers and another one planned on 140th Ave. NE (between NE 24th and NE 60th).

DETACHED ACCESSORY DWELLING UNITS (ADUs) IN SINGLE FAMILY ZONES – LORETTA LOPEZ

What is a Detached Accessory Dwelling? It is an accessory (additional to the main home) stand-alone unit (residence) that could be allowed in all single family zones in Bellevue. The units could be rented to non-family members. The result is that single family zones would become multi-family zones.

The City Comprehensive Plan (Comp Plan) provides the framework for City Zoning. The City Council has authority

to amend (and regularly does amend) the Comp Plan. In 1993, the City Council amended the Comp Plan to allow Attached Accessory Dwellings (ADUs). In 2004, the City Council modified the Housing Element Policy of the Comp Plan to include Detached Accessory Dwelling Units. The Bellevue Land Use Code has NOT been modified to allow Detached Accessory Dwelling Units. The City, however, intends to modify the Land Use Code.

The City staff appeared before the Planning Commission on December 1, 2010. The Planning Commission expressed their support of Detached ADUs and approved working on amending the Land Use Code. The City plans to complete its work on the amending the Land Use Code in 2011. The City staff will appear before the Planning Commission in February with an informational presentation. There is not yet a date for the February presentation.

The City's position is that the Land Use Code must be amended to allow Detached Accessory Dwelling Units since the Housing Element of the Comp Plan allows Detached (ADUs). The City Council modified the Comp Plan in 2004 to allow Detached ADUs. Since that time there have been many changes to increase density in Bellevue. In particular, the City changed the zoning of the entire Bel-Red corridor to allow increased housing density.

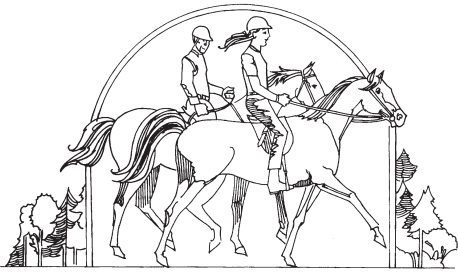
Instead of changing the foundation of single family zoning, the City could modify the Comp Plan to the 1993 status of the Plan in which Accessory Dwelling Units (ADUs) were allowed in single family zones but NOT Detached Accessory Dwelling Units.

The residents need to decide. Do we want to allow detached rental units in our neighborhoods?

Suggested Action Steps:

1. Contact the City Council to express your opinion.
2. Ask the City for notification on the dates that the City will make a presentation to the Planning Commission. Contact Toni Pratt at tpratt@bellevuewa.gov or 425 452-5374.
3. Form a BTCC subcommittee to follow the issue. Contact Loretta Lopez at llopez@mstarlabs.com or 425 885-1851 if you are interested.
4. Attend BTCC's January 27th meeting and ask Bellevue's Land Use Director, Carol Helland, questions about ADUs.

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P.O. Box 1534
Bellevue, WA 98009

BTCC PARK LEVY RECOMMENDATIONS/UPDATE
– LORETTA LOPEZ

The BTCC recommendations will be presented to the City Council in February or March. Once we know the date we will post on the BTCC website. If you have any questions contact Loretta Lopez at llopez@mstarlabs.com or at 425 885-1851

BTCC MEETINGS at Cherry Crest Elementary School

Jan. 27 General Meeting, School Library, 7pm
Feb. 17 Board Meeting, 7pm
Mar. 17 General Meeting, School Library, 7pm
Apr. 21 Board Meeting, 7pm
May. 19 General Meeting, School Library, 7pm

NEP ART PROJECT UPDATE

The artist Bruce Myers presented his preliminary designs at the November BTCC meeting. His work was well received by the members who were present. He will continue to refine his work. Once he completes the designs the City will display the designs for public comment. If you have any questions, please contact City Art Specialist, Mary Pat Byrne by email at MPByrne@bellevuewa.gov or by phone 425-452-4105