

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

January 20, 2009
8:00 p.m.

Council Chamber
Bellevue, Washington

PRESENT: Deputy Mayor Balducci and Councilmembers Bonincontri, Chelminiak, Davidson, Lee and Noble

ABSENT: Mayor Degginger

1. Call to Order

The meeting was called to order at 8:05 p.m., with Deputy Mayor Balducci presiding.

2. Roll Call, Flag Salute

Upon roll call, all Councilmembers except Mayor Degginger were present. Councilmember Noble led the flag salute.

3. Communications: Written and Oral

- (a) Martha Lane, Enatai Neighborhood Association, described residents' concerns regarding the loss of a number of old, established, large growth trees in their neighborhood. She asked the Council to consider a tree ordinance for the Enatai area.

Deputy Mayor Balducci asked the City Manager to direct staff to follow up with the Enatai Neighborhood Association and to provide an update to Council on the Environmental Stewardship Initiative as it relates to tree retention.

- (b) Todd Woosley spoke in reference to land use planning for the Bel-Red corridor. He asked the Council to review and reconsider the FAR (floor-area ratio) and height regulations in terms of how they will impact some of the properties. He recalled his previous suggestions to Council regarding the development of a Bel-Red gateway. Mr. Woosley noted that the Brierwood Center property is within a quarter-mile radius of proposed Sound Transit light rail stations. He requests that the property be granted transit-oriented development densities and FAR limits, to be consistent with regulations for the Bel-Red corridor as a whole.
- (c) Johnson Marshall, a member of the Enatai Neighborhood Association Board, expressed support for a progressive and practical tree ordinance for the Enatai area. He described

the removal of trees next to his home in 2002 to enable the development of a 4,300 square foot house. Since then there have been additional cases of similar tree removals and redevelopment.

- (d) Holly Greenspoon, a Medina resident and King County trustee for the Cascade Land Conservancy, thanked the City Council for its work on the Bel-Red Subarea Plan, and for efforts to promote smart growth. She asked the Council to support the transfer of development rights as a Tier One amenity incentive for the Bel-Red area. She feels this would contribute to conserving and protecting natural resources.
- (e) Andy Taber, Opus Northwest, described concerns related to zoning impacts on the Walgreens/Uwajimaya site at Bel-Red Road and 156th Avenue NE. He explained that requirements for setbacks and impervious surfaces effectively restrict development of the site to a 1.9 FAR, instead of the 4.0 FAR designated for the site.
- (f) David Plummer urged the Council to not adopt Resolution No. 7874 endorsing the Mobility and Infrastructure Finance Plan.
- (g) Jeff Pavey, Cascade Land Conservancy, encouraged the adoption of a transfer of development rights incentive for the Bel-Red corridor. He explained that this preserves the natural environment which contributes to overall quality of life.
- (h) Chris Moie, BelGreen Development, spoke on behalf of the ownership of the Angelo's Nursery site on 156th Avenue NE. He explained that master planning for the site has been put on hold due to uncertainties about the Bel-Red Subarea Plan including its incentives and the timing for adoption of the plan.
- (i) Ross McIvor thanked the City for doing a good job during the recent snow events by keeping the main arterials clear.

4. Reports of Community Council, Boards and Commissions: None.

5. Report of the City Manager

(a) Bellevue Convention Center Authority (BCCA) Board Reappointments

City Manager Steve Sarkozy recommended the reappointment of Roger Anderson and Steve Dennis to the Bellevue Convention Center Authority (BCCA) Board.

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- Councilmember Lee moved to reappoint Roger Anderson and Steve Dennis to the Bellevue Convention Center Authority (BCCA) Board, with terms running from January 1, 2009 through January 1, 2013. Councilmember Chelminiak seconded the motion.
- The motion for reappointments to the BCCA Board was approved by a vote of 6-0.

Mr. Sarkozy noted Ordinances on the Consent Calendar regarding a change in parking restrictions in portions of the Surrey Downs neighborhood south of Main Street and the Downtown. He highlighted Agenda Item 8(h) regarding the sidewalk project on Northup Way between 165th Avenue NE and 168th Avenue NE.

6. Council Business and New Initiatives

Councilmember Chelminiak reported that he has been participating in rehearsals for the next Bellevue Youth Theatre production.

Councilmember Lee attended the Martin Luther King, Jr. Day activities at Crossroads and a Chinese New Year celebration.

Councilmember Davidson attended meetings of the WRIA 8 (Lake Washington/Lake Sammamish/Cedar River) watershed district and the Metropolitan Water Pollution Abatement Advisory Committee (MWPAAC) and subcommittees.

Deputy Mayor Balducci attended the Martin Luther King, Jr. Day celebration at Crossroads, which featured live music and a health fair. She announced that Overlake Hospital Medical Center is sponsoring an Eastside Vitality Fair on Saturday, January 24, 11:00 a.m.-3:00 p.m., at the Overlake Campus education center. Parking and admission are free. Ms. Balducci attended meetings of the PSRC Transportation Policy Board, Eastside Transportation Partnership, the City's Firemen's Pension Board, and the Disability Board.

7. Approval of the Agenda

→ Councilmember Chelminiak moved to approve the agenda, and Councilmember Bonincontri seconded the motion.

→ The motion to approve the agenda carried by a vote of 6-0.

8. Consent Calendar

→ Councilmember Chelminiak moved to approve the Consent Calendar, and Councilmember Noble seconded the motion.

→ The motion to approve the Consent Calendar carried by a vote of 6-0, and the following items were approved:

(a) Minutes of January 5, 2009 Study Session
Minutes of January 5, 2009 Regular Session

(b) Motion to approve payment of claims for the period of December 26, 2008 through January 16, 2008 and payroll for the period of December 1, 2008 through December 31, 2008.

- (c) Resolution Nos. 7870 and 7871 authorizing execution of four-year Professional Services Agreements with two Minutes Taker Services for a total combined annual amount not to exceed \$75,000.
 - (d) Ordinance No. 5853 authorizing acceptance of 2008 Assistance to Firefighters Grant (AFG) grant funds from the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), of up to \$146,376, for the purpose of officer development training; establishing a project within the Operating Grants and Donations Fund; appropriating unanticipated and future revenues to that fund; and authorizing expenditures of said grant funds.
 - (e) Resolution No. 7872 authorizing ratification of the City of Bellevue 401(a) Money Purchase Plan Committee's approval and the Plan Chair's execution of the Bellevue 401(a) Plan Document Restatement to comply with federal law and other regulations.
 - (f) Ordinance No. 5854 repealing Ordinance No. 4507 and creating a new Residential Permit Parking Zone 8 south of the Downtown , restricting parking on both sides of 110th Place SE, south of Main Street, to "No Parking 7 AM to 8 PM Except Saturday, Sunday, and Holidays, Except by Zone 8 Permit."
 - (g) Ordinance No. 5855 repealing Ordinance Nos. 3581, 3881, and 4665 and creating a new Residential Permit Parking Zone 1 in the Surrey Downs neighborhood, restricting parking on streets within the zone to "No Parking 8 AM to 6 PM Except Saturday, Sunday, and Holidays, Except by Zone 1 Permit."
 - (h) Motion to award Bid No. 8139, Northup Way Sidewalk – 165th Avenue NE to 168th Avenue NE as part of the Neighborhood Enhancement Program, to Riverton Contractors, Inc., in the amount of \$261,354.35, as lowest responsible and responsive bidder (CIP Plan Nos. PW-NEP-1, PW-M-2, and PW-W/B-56).
 - (i) Resolution No. 7873 ratifying the Declaration of Emergency of the City Manager for replacement of an HVAC furnace heating the living quarters at Fire Station 9.
9. Public Hearings: None.
10. Land Use: None.
11. Other Ordinances, Resolutions and Motions
- (a) Resolution No. 7874 endorsing the Mobility and Infrastructure Finance Plan.

Planning and Community Development Director Matt Terry recalled previous discussions with the Council regarding the Mobility and Infrastructure Finance Plan, most recently on January 5. In response to Councilmember Chelminiak's statement at that time, the plan has been revised to incorporate a public safety project on the Metro site, which Council wishes to acquire.

→ Councilmember Chelminiak moved to approve Resolution No. 7874, and Councilmember Bonincontri seconded the motion.

Noting that he does not recall the Council using this approach in the past, Councilmember Noble questioned the effect of adopting a resolution endorsing a finance plan. Mr. Terry said it provides a convenient way for staff to track Council policy direction received to date on the project list and revenue sources. Future Council action will be necessary in order to implement specific revenue sources, however, which could result in changes to the plan.

City Manager Steve Sarkozy said the City has a consistent policy of developing interest statements and financial policies to guide future actions. He sees the resolution as a first step in implementing the finance plan.

In further response to Councilmember Noble, Mr. Terry addressed comments made by Mr. Plummer during Oral Communications. Mr. Terry said the project descriptions do reflect the scope of the plan's objectives. The plan anticipates growth in the downtown and Bel-Red corridor, while also accomplishing a number of other Council priorities. The revenue section of the plan is intended to reflect the range of financing tools to be considered by the Council to implement projects.

Regarding Mr. Plummer's suggestion that adoption of the plan wait until adoption of the next Transportation Facilities Plan environmental impact statement (EIS), Mr. Terry said the Mobility and Infrastructure Finance Plan is exempt from SEPA (State Environmental Policy Act) review. However, there will be environmental review of specific projects as they are implemented.

Responding to Councilmember Davidson, Mr. Terry said the Bel-Red area capital investment totals approximately half a billion dollars for transportation and parks projects, stream corridor improvements, and BROTS (Bel-Red Overlake Transportation Study) requirements. However, additional investments to support the Bel-Red plan will be achieved through future City investment as well as through the amenity incentive system that is part of the Land Use Code package to be considered by the Council in March.

Responding to Councilmember Lee, Mr. Sarkozy recalled that staff anticipates that the first project to be implemented is the extension of NE 4th Street and the extension of 120th Avenue NE to just north of NE 8th Street. This benefits both downtown and the Bel-Red area, and staff anticipates initiating this project during the first quarter of 2009. The intent is to construct all of the projects over a 10-year period. The second phase would likely be improvements at the current Safeway site in the Bel-Red corridor, using local improvement district (LID) assessments as a funding source in the 2012-2013 timeframe.

Deputy Mayor Balducci noted Council's interest in seeing an implementation plan from staff in the near future. Mr. Sarkozy said that work is underway.

While this has not been a common practice, Councilmember Chelminiak supports approving a resolution endorsing the finance plan to document Council direction for moving forward with

infrastructure planning. He suggested an analysis to compare infrastructure costs with and without zoning changes in the Bel-Red area. He noted that development would occur without the zoning changes, which would trigger related infrastructure investments.

Deputy Mayor Balducci concurred with Mr. Chelminiak's support for formal endorsement of the finance plan. She feels the City is being proactive in planning for anticipated growth and associated infrastructure needs.

Councilmember Lee spoke to the benefit of the Council's long-range finance planning efforts which were initiated approximately two years ago.

→ The motion to approve Resolution No. 7874 carried by a vote of 6-0.

12. Unfinished Business: None.
13. Continued Oral Communications: None.
14. New Business: None.
15. Executive Session: None.
16. Adjournment

At 9:09 p.m., Mayor Degginger declared recess to return to the Study Session Agenda.

Myrna L. Basich
City Clerk

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