East Bellevue Community Council
Summary Minutes of Regular Meeting

March 3, 2015
6:30 p.m.

Lake Hills Boys & Girls Club
Bellevue, Washington

PRESENT: Chair Capron, Councilmember Hummer, Councilmember Kasner, Councilmember Hughes

ABSENT: Councilmember Gooding

STAFF: Paul Inghram, Comprehensive Plan Manager, Planning and Community Development
Catherine Drews, Legal Planner, Development Services

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. with Chair Capron presiding.

2. ROLL CALL

The Deputy City Clerk called the roll. All Councilmembers were present with the exception of Councilmember Gooding.

Chair Capron moved to excuse Councilmember Gooding's absence. Councilmember Kasner seconded the motion and it passed unanimously.

3. FLAG SALUTE

Councilmember Hummer led the flag salute.

4. COMMUNICATIONS: WRITTEN AND ORAL

Don Boettiger thanked Councilmember Hughes for his article in the October 2014 *It's Your City*. Mr. Boettiger questioned whether the design completion has been finished in the East Bellevue area. The project is on SE 16th from 148th to 156th.

Councilmember Kasner responded that City Council did not fund that particular project in the current budget. The design was completed but the project was not funded.

5. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS

(a) Community Council Business and New Initiatives

Councilmember Kasner spoke about the Bellevue Youth Theater grand opening on March 14. He attended the Eastside Transportation Association meeting and heard a fascinating presentation on how the state transportation dollars are spent. He said the system is just about out of money. A potential new revenue source is an additional gas tax. Councilmember Kasner also attended the Neighborhood Leaders meeting on Thursday night at City Hall. He met James Henderson, the new Economic Development Manager for the City. Expedia is looking to move and that would be a huge loss to Bellevue. He mentioned that Kelsey Creek Center is doing well, but there is still the fenced in area that needs to be dealt with. In addition, Councilmember Kasner heard Heidi Dean announce that Bill Pace is going to close his store at Newport Hills Shopping Center.

Chair Capon has been monitoring the progress at Sammamish High School. Things appear to be going well and moving along. He noted that the City has decided that the house next to his has to have its power undergrounded. It will run underneath both of Chair Capron's driveways. Also, Chair Capron is planning to get over to Odle Middle School and report out on the progress at one of the upcoming meetings.

Councilmember Hummer showed the audience the City of Bellevue website. She navigated to some of the Boards and Commission pages and drew attention to the fact that you can see agendas and minutes from each of the Boards. She also showed publicstuff.com to the audience and explained that you have to create an account. After that you can log in and then make your complaint. She mentioned that the city is putting up new bike stands in the downtown area. She asked for bike stands in the East Lake Hills area. Councilmember Hummer also showed the audience the EBCC page on the City website. You can find election history there.

6. APPROVAL OF AGENDA

Chair Capron moved to approve the agenda. The motion was seconded by Councilmember Kasner and passed unanimously.

7. DEPARTMENT REPORTS

None.

8. PUBLIC HEARINGS

(a) Public Hearing to Consider Extension of Room Rental Ordinance

Catherine Drews, Legal Planner for the City of Bellevue, presented the staff report.

This issue is tentatively set to go in front of City Council on April 6 or April 13. The City is seeking to extend the interim regulations for another 6 month period to allow for City Council to take action on permanent regulations.

Councilmember Hummer questioned the enforcement aspect. She asked how a homeowner would know that these regulations are in place when they purchase a home in Bellevue.

In response, Ms. Drews noted that the City has no way of knowing if a house is being rented out unless someone reports to the City.

Councilmember Hughes said that he has heard rumors that there are concerns about the legality of the issue and that is why there is a hold up.

Ms. Drews responded that they are doing some fine tuning and it will go to Council to make sure that it meets their goals and objectives.

Councilmember Kasner noted his frustration at the lack of transparency at this late stage. He noted that he wished it was a higher priority at this point. He hopes that this matter will not come back for another extension and that permanent regulations will soon be adopted.

(b) Courtesy Hearing on the Comprehensive Plan Update

Paul Inghram, Comprehensive Planning Manager for the City of Bellevue, presented the staff report regarding the Comprehensive Plan Update. He noted that lots of work has been done in the community and there has been a lot of outreach. The past 12 months have been spent with the Boards and Commissions and doing policy work. Social media has been used, as well as on-line open houses. There has even been a series of articles in the Bellevue Reporter.

Mr. Inghram continued to say that the idea is to get to the City Council in April or May and have them take action in June. The State deadline is June 30. Presuming the Council acts on June 15, it will come back to EBCC for final action in July.

Councilmember Hummer questioned when her neighborhood became R-5 zoning.

Ken Seal spoke and said that the old records of the EBCC will tell you when the zoning changed.

Mr. Inghram noted that if a citizen comes into the permit counter they can have staff look up the parcel and tell you the permit history. Building permits and when zoning was changed would all be available information. There is not a blanket rule across the city. There are still many areas in the City with large lots and large lot zoning. There has been talk about having a more consistent zoning.

Mr. Inghram continued with his presentation. He noted that City Council adopted a new vision setting strategic goals. That prompted an update to the guiding vision and redefinition of the growth strategy. There is a new neighborhoods element in the plan now. That is one of the most dramatic and exciting changes. Previously there were lots of different policies that addressed neighborhoods, but the neighborhood element is a way to bring all of those issues together. There are also some enhancements to the plan to make it more useable as far as finding your way from element to element or to see how the plan connects to other city plans.

At this point there is no more land. There is very limited space. Most future growth will be in downtown Bellevue. The next largest chunk of growth will be in the Bel-Red area. An even smaller portion will be in the Eastgate and Factoria areas. The Land Use map largely does not change. We are not rezoning individual neighborhoods. The plans for downtown growth has been in existence for decades. It is anticipated that there will be more planning for the corridor of Wilburton and auto row. There is an increased emphasis on neighborhoods. There are also individual policies that talk about student housing and encouraging on and off campus housing for students.

Also, there is work on ending homelessness and a new subsection on education in the Economic Development element. Specifically in Eastgate, the focus is on the wedge between the college and the freeway. That area is called the Lincoln Office Center. Nissan is projected to move to the area. The idea is to allow the area to redevelop and have higher density and provide local services to the community.

Councilmember Hughes mentioned that people are using the carpool entrance in the area to avoid the backup on 148th to go on I-90 east. He noted that it occurs more often in the winter when you cannot see how many occupants are in the vehicle.

Mr. Inghram responded that it has been proposed to the State that the 150th on-ramp be widened so that there would be less back up on 150th.

Councilmember Kasner suggested there should be better identification of underrepresented areas. Areas in tougher financial straits have less time for community activism. We need to acknowledge that we would like all neighborhoods to interact with the city.

Councilmember Kasner noted that we have a level of service on intersections, but nothing about walkability. There are walkability scores and each neighborhood can be scored. We should come up with a walkability study, especially in the downtown area, so that we can compare and contrast different areas of the city.

Councilmember Hummer said that at the Neighborhood Leaders meeting the number one concern was traffic, congestion, and parking. If we bring in new workers to Bellevue, they are still going to live into Covington and Monroe and need a place to park to come to work and traffic will get worse. She mentioned the example of Hopelink. It is a beautiful building designed with less parking. The employees park at Kelsey Creek or the Mormon Church. Then to get to and from their cars they have to walk across the street, which really affects traffic. People that live in downtown Bellevue drive only a few blocks to take their kids to the park.

David Jane noted that he is an artist and painter. He also drives a bus for Metro. He commented that there are pieces of art in and around the transit centers, but he wonders where all the art is in the neighborhoods. He feels that if there were items of interest along a walk, then more people would get out and walk their neighborhoods more often.

In response, Mr. Inghram noted that the plan has updates to address aspects of walkability. The goal is to make areas in neighborhoods walkable not just from a functional standpoint, but also from an enjoyable standpoint.

Ken Seal noted that Bellevue was built for the automobile and was built in sections. As a child, he took the streetcar and went to the store. He feels that transportation within the city is not very good and that there is a need for a system that works.

Mr. Inghram noted the different policies regarding affordable, widespread high speed internet access and the support of new and emerging technologies. In addition, there are policies in the new plan regarding siting of power lines and infrastructure. The goal is to avoid impacts and complete mitigation when necessary. There is also a policy regarding the development of funding tools.

Councilmember Kasner questioned what happens with existing power lines.

In response, Mr. Inghram said there is support for undergrounding existing power lines. The question becomes how to do it and who will pay for it. There are policies that talk about undergrounding existing power lines when there are changes of use. With a new development or new activity it is required, but the challenge is the existing lines when there is not a change.

Mr. Inghram also stated that there is a new policy stating that abandoned equipment has to be removed.

Councilmember Hughes questioned the communication between different utilities. He noted that there needs to be a movement towards those organizations communicating with each other.

Mr. Inghram stated that there is a policy that says there should be utility coordination.

Councilmember Hughes noted that when PSE came and talked about Energize Eastside, they said that they were forecasting the power demands for the next 20 years. That is next to impossible with conservation methods and new technologies. In a two year period, the peak load has dropped by almost 30% in the forecasting. PSE still claims that they know what the demands will be and their forecasting is correct.

Councilmember Hummer noted that she was glad to see the city doing an independent study, but said that it seemed they were blindsided by Energize Eastside.

Mr. Inghram went on to say that other changes are in the parks and open spaces area. Bellevue prides itself on its greenspace and trees. We have to understand how to grow and yet maintain being known as a city in a park. The plan states that we need to establish a tree canopy target. There will be work done with the council and the community on where that target should be set.

Councilmember Hummer said that most people have redevelopment in their neighborhoods where mature trees are being leveled. There are issues of people taking down trees throughout the city and it needs to be addressed. She has seen leveling of trees in her father's neighborhood in Enetai.

Mr. Inghram noted that Enetai residents were polled regarding tree protection. The results of the polling was split about half and half. The Council did not move forward with trying to have

stronger tree regulations because the neighborhood did not want it. Other neighborhoods, such as Bridle Trails, wanted stronger tree regulations and so they have stronger regulations.

Councilmember Hummer stated that the results of the polling seems to be at direct odds with the city's goal of increasing the tree canopy.

In response, Mr. Inghram noted that there are different ways to go about increasing the tree canopy. The city can create programs to help people plant trees or regulate when people cut down trees. There can be community conversations regarding these issues to find the right balance between chopping trees down or not doing anything.

Mr. Inghram explained that the next step of the process is to take the draft to a formal public hearing tomorrow night. The Planning Commission will continue to review all the comments that they receive, as well as their own review of the plan during the next several meetings. The hope is to provide council an opportunity in April or May to look at it. He will report any comments from the EBCC tonight to the Planning Commission. In the alternative, a formal letter could be drafted or councilmembers are welcome to attend the hearing tomorrow evening.

In response to Chair Capron's question regarding how often the comp plan is updated, Mr. Inghram noted that it is updated every year through amendments based on individual requests. The complete overview update occurs about every 7 years. Then significant updates that are strategic to different areas occur as needed.

Councilmember Kasner questioned when Volume 2, the subarea plan, will be worked on.

Mr. Inghram noted that there is no precise schedule, however it is somewhere along the lines of trying to achieve 2 a year for 8 years.

Councilmember Hughes questioned where the policies came from that are listed at the end of each section.

Mr. Inghram responded that many of the policies come from the existing plan. Then suggested changes were taken to the many Boards & Commissions. Any policies with an "x" are brand new policies.

Don Boettiger noted that he is concerned with the potential for group homes popping up in the neighborhoods. Employees will be working there and will need off street parking, as well as visitors needing off street parking. The lots in this area do not afford any off street parking. What will be done?

Ron Merk spoke of another 10 bedroom assisted living home that is being built on SE 18th. It has a 1 car garage and it is in a single family residence neighborhood.

Mr. Boettiger told Mr. Inghram that he would like him to take this matter back to the Planning Commission so that they are aware that these homes are being built.

Mr. Inghram noted that if it is classified as a single family residence, then they need to comply with single family residence codes.

Councilmember Hummer noted that there are other state entities in our neighborhoods who do not have the same rules, such as the Bellevue College and Section 8 housing.

Mr. Inghram stated that, as he understands it, the federal rule for group homes is that they have the exact same laws as everyone else. They are not exempt from certain rules, but they have the exact same rules.

Chair Capron questioned if an assisted living facility would be covered by the room rental ordinance.

Mr. Inghram noted that assisted living homes are not allowed in single family residential zoned areas.

Ken Seal and Chair Capron noted that they believe there are numerous assisted living facilities in the area.

Councilmember Kasner asked why the comprehensive transportation project list is part of the amendments.

Mr. Inghram responded that it is part of volume 2. There are 5 separate transportation lists in volume 2 today. The separate lists were combined into one single list.

Councilmember Kasner noted that CTPL 22 should not be on the list.

Mr. Inghram said that the point of the editing was not to do a complete analysis of the projects. The point was to take the 5 lists and reorganize them into a single list and look at them more systematically. The highest priorities are then identified.

Hearing no further comments, Chair Capron closed the courtesy hearing.

9. RESOLUTIONS

(a) Resolution No. 547

Councilmember Hughes moved to approve Resolution No. 547. Chair Capron seconded the motion and it passed unanimously.

10. COMMITTEE REPORTS

None.

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

(a) Potential Future Agenda Items

Chair Capron said that the permanent regulations for recreational marijuana usage is still in the works. The PSE transmission line is tentatively set for the May EBCC meeting, if everything goes as scheduled with City Council. It may get pushed out to the June or July meeting, if necessary.

Chair Capron also mentioned that the Comprehensive Plan should be coming back for action at EBCC in July.

Councilmember Kasner asked if a retreat will be set. The Council discussed dates for a potential retreat, including times during the work week.

13. CONTINUED COMMUNICATIONS

None.

14. EXECUTIVE SESSION

None.

15. APPROVAL OF MINUTES

(a) Summary Regular Meeting Minutes - February 3, 2015

Councilmember Kasner brought up an issue regarding the potential agenda items discussion. The minutes are summary, but he felt that there was more conversation that should be noted.

The Deputy City Clerk noted that the reason why the minutes did not reflect the entire discussion, with dates, is due to the fact that the items that were discussed, at length, ended up changing the following day when new information was presented. So as not to confuse the public, the Deputy Clerk did not include information that then became out of date the next day.

With that understanding, Councilmember Kasner moved to approve the minutes as presented. Councilmember Hummer seconded the motion and it was approved unanimously.

16. ADJOURNMENT

Chair Capron adjourned the meeting at 8:45 p.m.

Charmaine Arredondo
Deputy City Clerk