**East Bellevue Community Council**
Summary Minutes of Regular Meeting

June 5, 2012
6:30 p.m.

Lake Hills Village Professional Center
Bellevue, Washington

PRESENT: Chair Kasner and Councilmembers Capron, Gooding, Hughes, and Seal

ABSENT: None.

STAFF: Sally Nichols, Development Services Department

## 1. CALL TO ORDER

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

## 2. ROLL CALL

The Clerk called the roll, and all Councilmembers were present. Chair Kasner led the flag salute.

## 3. COMMUNICATIONS - WRITTEN AND ORAL

Bill Hirt introduced himself and announced that he is a Republican candidate for Representative of the 48th District. He noted his background in engineering, career with Boeing, and 30 years as a resident of Bellevue. He explained that his primary reason for running for office is to use the voters pamphlet to inform Eastside residents about the $6 billion East Link light rail project. He is concerned that the project will increase congestion on I-90, create havoc in Downtown Bellevue, and harm neighborhoods while doing nothing to ease congestion on I-405. Mr. Hirt described additional concerns and ideas regarding the light rail project. He said he has been trying to convince the Bellevue City Council that it could stop East Link through the City's permitting process.

Don Boettiger questioned whether the City could stop planting trees along sidewalks. He noted that the tree roots cause the sidewalks to rise and crack, requiring their replacement every 12 years.

Chair Kasner said that Councilmember Hughes is taking the lead for the September meeting to facilitate a discussion on streetscapes in Bellevue with a guest arborist. Mr. Kasner invited Mr. Boettiger to work with Mr. Hughes if he is interested in participating.

Councilmember Seal said that a number of trees along 148th Avenue are slated to be removed.

Mr. Boettiger said it is his understanding that the trees cannot be removed. He said signs have been posted on the trees indicating their dollar value.

Mr. Boettiger said he is pleased to see that the fire-damaged gas station at Kelsey Creek Center has been demolished. However, he would like to see the pile of debris removed.

Chair Kasner noted his plan to contact Key Bank about the cleanup after school is out for the summer.

Jeremy Winn, manager of the new Walmart Neighborhood Market at Kelsey Creek Center, said that store personnel are happy to be part of the community. He invited the Community Council to the VIP preview to be held the night before the grand opening.

Councilmember Seal asked about the hiring of high school students. Mr. Winn said they have provided flyers about job opportunities at area high schools.

Responding to Florence Metcalf, a resident, Mr. Winn said the store will be open 24 hours a day.

Laura Christian said she grew up in the neighborhood and is happy to finally see redevelopment of the former K-Mart site. She observed that concerns about parking are premature since the store has not yet opened.

Chair Kasner said the center is providing adequate parking according to the City's requirements. He noted that peak demand for the Walmart store and the LA Fitness facility tend to occur at different timeframes during the day. He said a traffic analysis was completed as part of the redevelopment project.

Responding to Gillian Esson, Mr. Kasner said the project met requirements regarding noise and loading dock hours of activity. He encouraged Ms. Esson to contact Mr. Winn if issues occur once the store is operating.

Mr. Kasner said Mr. Winn and Walmart are committed to working with the community. Mr. Winn said there is a sound barrier wall behind the loading dock

Valentina Kiselev noted that she lives outside of the East Bellevue area. However, she encouraged involving foreign-born residents in community activities. She observed that 40 percent of foreign-born residents in Bellevue are educated and actively involved in the community.

Councilmember Seal explained that the East Bellevue Community Council is focused on dealing with land use matters within its boundaries only. He noted faith-based programs and services that assist and involve immigrants.

Chair Kasner said the Community Council is an elected body. In 2013, there will be two ballot measures: 1) Should the Community Council be continued? and, if yes, 2) Who should serve on the Council?

Ms. Kiselev disagreed that outreach should begin with churches. She believes that increasing the involvement of foreign-born residents will benefit everyone. She described a magazine focused on diversity in the community.

Councilmember Gooding welcomed all citizens to become involved in the community and to participate in Community Council meetings.

## 4. APPROVAL OF AGENDA

Councilmember Seal moved to approve the agenda, and Councilmember Gooding seconded the motion. The motion to approve the agenda carried by a vote of 5-0.

## 5. COURTESY HEARING:

(a) Conditional Use Application for new Puget Sound Energy Transmission Line connecting Phantom Lake and Lake Hills Substations

Sally Nichols, Land Use Planner/Project Manager, introduced Jeff McMeekin, Project Manager, and Andy Swayne, Municipal Liaison Manager, of Puget Sound Energy (PSE).

Ms. Nichols explained that PSE has applied to the City for a Conditional Use Permit (CUP), Critical Areas Land Use Permit, Shoreline Substantial Development Permit, and SEPA (State Environmental Policy Act) Threshold Determination to construct a new 115 kV overhead transmission line running from the Lake Hills Substation to the Phantom Lake Substation.

The Conditional Use Permit is a Process III quasi-judicial decision made by the City Council, which must be then be approved by the East Bellevue Community Council. Decisions of the Community Council may be appealed to Superior Court. The remaining three permits are subject to a decision by the Director of Development Services.

Ms. Nichols indicated that if anyone wishes to be a party of record in this matter, they need to send a letter to the City or to email comments to: SPNichols@bellevuewa.gov . An informational public meeting held on May 31 at City Hall was well attended. Some citizens expressed concern about SE 16th Street with its existing transmission and distribution lines.

Mr. Swayne described the layout of the project, which is a reliability improvement to the transmission system for the local area. Three substations currently serve the area, and the project will provide two sources of power to the substations instead of only one. PSE considered a number of different routes for the new transmission line (148th Avenue, 156th Avenue, and 164th Avenue). Most residents who commented preferred 148th Avenue, which is PSE's proposed route.

Responding to the Council, Mr. Swayne said that PSE does not build underground transmission lines, primarily because they are very expensive. He said it would be difficult to justify undergrounding transmission lines to the state regulatory agency because the cost would be passed along to ratepayers. However, he noted that most of the distribution system goes underground in new developments.

In further response, Mr. Swayne said that interference with AM radio transmission can come from any higher voltage electric field and is less associated with any magnetic field. FM radio and amateur radio transmissions are generally not affected by electric magnetic fields.

Responding to Mr. Hughes, Mr. Swayne said the popping noise from a power pole when electricity goes out is typically the fuse blowing.

Chair Kasner opened the courtesy hearing for public comment.

Mr. Boettiger spoke to the email from Kevin Forsythe to Ms. Nichols regarding this project [Page 4 of the meeting packet]. Mr. Boettiger commented that a great deal of money and effort was spent to beautify 148th Avenue. He would have preferred to see the new line along 140th, 156th or 164th Avenues. He questioned the need for a redundant transmission line.

Ms. Nichols said the City has been planning this project with PSE for a number of years. She noted Comprehensive Plan Policy UT-39, which states that any expansion of the existing system requires the undergrounding of distribution lines, such as the ones on 164th Avenue. Running the lines on 164th would place poles and lines in the front yards of many more homes than the 148th Avenue route. If the lines were placed underground, every homeowner would be required to pay to connect the distribution lines from the street to their homes.

Councilmember Capron said his expectation would be that, if PSE replaces lines, PSE would be responsible for reconnecting to the residential service line.

Mr. Swayne explained that state law requires that a utility take down the overhead service lines when power or telecommunications systems lines are placed under the road. As a result, new service line connections must be installed and the cost is passed on to property owners.

In further response to the Council, Mr. Swayne said residents have not expressed a willingness to pay for the cost of undergrounding lines. State regulations do not allow a utility to provide a private benefit (i.e., undergrounding service lines).

Responding to Chair Kasner, Ms. Nichols said the ongoing process will include a public hearing before the Hearing Examiner on the Conditional Use Permit, consideration by the City Council, and action on the City Council's decision by the Community Council.

Mr. Swayne said the SE 16th Street portion of the project received the most comment during the public meeting, primarily due to concerns about adding another line given the existing transmission line. He noted that residents have asked why the lines cannot be placed using the

existing poles. He explained that using the same poles would defeat the purpose of providing a redundant transmission line.

Responding to Councilmember Hughes, Mr. Swayne said the land use process will extend into the next year, and construction could begin during the summer of 2013. In further response, Mr. Swayne said the proposed route affects the fewest residential properties.

Ms. Nichols said the City and PSE are aiming for the best outcome for the community in terms of landscaping and other project mitigation.

Responding to the Council, Mr. Swayne said the transmission lines project could reduce power outages. However, outages will still inevitably occur at times due to downed distribution lines.

Staff responded to additional questions of clarification, which were primarily about the public outreach process and project mitigation.

Chair Kasner thanked PSE representatives for the update and their efforts with the public.

Responding to Councilmember Hughes, Mr. Swayne described the conversion of PSE's ownership to a private corporation based in Canada.

6. **RESOLUTIONS**: None.

7. **REPORTS OF CITY COUNCIL, BOARDS, AND COMMISSIONS**: None.

8. **DEPARTMENT REPORTS**

(a) Kelsey Creek Center Short Plat (12-102663-LN)

Chair Kasner noted packet materials [Page 23] regarding a short plat application for Lot 1 at Kelsey Creek Center.

Sally Nichols provided an update on the Islamic Faith Center Eastside project, which is in design review.

Mr. Kasner requested contact information for the Islamic Faith Center. He thanked Ms. Nichols for her participation in the meeting.

9. **COMMITTEE REPORTS**: None.

10. **UNFINISHED BUSINESS**

(a) July 3 Community Council Meeting Status

Chair Kasner said he would not be attending the July 3 meeting.

Mr. Kasner questioned whether the Community Council was interested in hearing a presentation on medical marijuana collective gardens. He said the interim zoning controls adopted by the City Council apply to light industrial zoned properties, which are not located in East Bellevue.

The Clerk said the City Council would be holding a public hearing on medical marijuana collective gardens this month. Community Councilmembers said they would be interested in a presentation on the topic.

Responding to Chair Kasner, Councilmembers agreed to a June 20 deadline for indicating whether they will be able to attend the July 3 meeting. The July meeting will be held, if a quorum is able to attend, back in the Lake Hills Clubhouse at 6:30 p.m.

(b) Community Celebration Event

Mr. Kasner introduced the idea of a community celebration for East Bellevue residents. The Council decided to revisit this initiative next year.

11. **NEW BUSINESS**: None.

12. **CONTINUED COMMUNICATIONS**

Mr. Kasner thanked Mr. Boettiger for attending.

Mr. Hughes said he visited Lewis Creek Park as well as the off-leash dog area at Robinswood Park and the unofficial dog park at Airfield Park in Eastgate. He noted that, over three visits, there were many more dogs at Airfield Park. He toured the area of housing behind Bellevue College with a number of neighbors.

Mr. Capron reported that he visited the street widening and sidewalks project near Bellevue College, which is nearly complete. He noted a new restaurant coming into Kelsey Creek Center.

Mr. Seal attended a workshop hosted by the Washington Planning Association and the City of Bellevue.

Mr. Kasner attended the grand opening of LA Fitness on Saturday. He attended the Washington Planning Association workshop and two presentations at City Hall on Bel-Red corridor transportation projects.

13. **EXECUTIVE SESSION**: None.

14. **APPROVAL OF MINUTES**

Councilmember Seal moved to approve the Summary Minutes of the April 10, 2012, Special Meeting (East Bellevue Tour). Councilmember Capron seconded the motion, which carried by a vote of 5-0.

Councilmember Seal moved to approve the Summary Minutes of the May 1, 2012, Regular Meeting. Councilmember Capron seconded the motion, which carried by a vote of 5-0.

## 15. **ADJOURNMENT**

At 8:50 p.m., Chair Kasner declared the meeting adjourned.

Michelle Murphy, CMC
Deputy City Clerk

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