East Bellevue Community Council
Summary Minutes of Regular Meeting

August 4, 2015
6:30 p.m.

Lake Hills Boys & Girls Club
Bellevue, Washington

PRESENT: Chair Capron, Vice Chair Kasner, Councilmember Gooding, and Councilmember Hummer

ABSENT: Councilmember Hughes

STAFF: None.

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 Hughes.

3. FLAG SALUTE

Chair Capron led the flag salute.

4. COMMUNICATIONS: WRITTEN AND ORAL

Mayor Balducci said she met with Mr. Capron and spoke with Mr. Kasner since the East Bellevue Community Council's last meeting. She noted that City Clerk Myrna Basich has retired and Kyle Stannert is the Interim City Clerk. She said the City Council will work with him to try to schedule items for the Community Council earlier in the process as the City Council considers and discusses issues.

Responding to Chair Capron, Ms. Balducci said the City Council took action the previous evening adopting permanent marijuana regulations. The regulations ban medical marijuana collective gardens, which have not been established in Bellevue. State law will prohibit collective gardens effective July 1, 2016. Mayor Balducci said the City Council is recessed until September 8.

Responding to Councilmember Hummer, Ms. Balducci said Council liaisons to Boards, Commissions, and other groups do not necessarily attend every meeting. While it is difficult for

the Mayor to attend the Community Council meetings, she said she is available to meet with Councilmembers, perhaps over coffee, on the weekends.

Chair Capron acknowledged that the Community Council has a responsibility as well to inform itself about issues that might become before them.

Don Boettiger thanked the City and elected officials for addressing the community's concerns about room rentals in single-family neighborhoods. He questioned how group homes are affected by the City's new regulations, noting that discrimination related to group homes is protected by federal law.

Mayor Balducci suggested that the City Attorney's Office could provide a clarification regarding the impacts of the City's regulations on group homes. The Deputy City Clerk said she would request that information.

Paul Inghram, Comprehensive Planning Manager, suggested that residents contact the City's Code Enforcement staff if there are specific homes of concern to determine whether they are protected by federal group homes laws. Mr. Boettiger said he was told by City staff that they do not address group homes.

Ken Seal said he does not understand how the City can allow the construction of new group homes. He thought the intent was to allow them in existing residences.

Mayor Balducci clarified that the federal definition of group homes applies specifically to housing for developmentally disabled individuals. They are generally run by the State although some are privately operated.

Chair Capron said he was thinking more in terms of short-term convalescent care including recovery from injuries and memory/dementia care.

Mr. Inghram said the Development Services Department would be able to provide the federal legal definition for a group home.

Mr. Seal said that, if the homes are actually operating as nursing homes, the use is not allowed in single-family zoning.

Councilmember Hummer said one large 10-bedroom home under construction has been permitted as a single-family home. However, the owner has indicated his intent to now apply for the group home designation. She would like a presentation from City, and possibly federal government, staff about group homes and Section 8 housing.

Mr. Boettiger expressed concern regarding the introduction of this type of business into single-family zoned areas.

Responding to Chair Capron, Ms. Arredondo said she will request an opinion from the City Attorney's Office and schedule staff from the Development Services Department to provide a briefing during an EBCC meeting.

5. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS

(a) Community Council Business and New Initiatives

Councilmember Kasner noted information provided to the Community Council regarding the burned-out house on 155th Avenue. He said the Building Official and Neighborhood Planning Manager have agreed that the situation justifies waiving the standard requirement that a building permit be submitted before a demolition permit can be granted. The property owner and his architect have been advised to move forward with applying for the demolition permit. There is a National Pollutant Discharge Elimination System (NPDES) permit that must be completed, and the property owner and architect are working on that. The City expects to receive the demolition permit application by August 12.

Mr. Kasner said the City's response is based on the concerns expressed by residents and forwarded to the City through the Community Council. He emphasized that the City listens and responds to residents if they actively address their concerns.

Mr. Kasner said he would like all three traffic signals on 148th Avenue to be approved. He said the Transportation Department's response to the Community Council's inquiry explained that the signal rebuild project at Main Street includes the signal at 148th Avenue and SE 8th Street, paving of the Main Street and SE 8th intersections, and paving of the entire stretch between Main Street and SE 8th Street. Mr. Kasner suggested that the Community Council continue to pursue the other two traffic signals.

6. APPROVAL OF AGENDA

Councilmember Kasner moved to approve the agenda. Councilmember Hummer seconded the motion, which carried by a vote of 4-0.

7. DEPARTMENT REPORTS: None.

8. PUBLIC/COURTESY HEARINGS: None.

9. RESOLUTIONS: None.

10. COMMITTEE REPORTS: None.

11. UNFINISHED BUSINESS

(a) Final Presentation of Major Comprehensive Plan Update

Paul Inghram, Comprehensive Planning Manager, presented the final Comprehensive Plan Update approved by the City Council the previous evening. He said the Update will come before the East Bellevue Community Council for action on September 1.

Mr. Inghram recalled that a courtesy hearing was held before the EBCC in February. The Plan Update amends a number of sections and better connects the Plan to the Council's Vision. It directs the majority of growth to the Downtown and the Bel-Red Corridor. The Comprehensive Plan's last major update was approximately 10 years ago. The Update addresses Bellevue's increasing diversity and strengthens policies related to how the City engages the community.

Mr. Inghram said the Comprehensive Plan adds a new Neighborhoods Element. Subarea boundaries have been adjusted slightly to better reflect how residents identify with their neighborhoods. Housing policies have been amended and reflect an increased emphasis on affordable housing, housing for seniors, and homelessness.

The Update includes new policy support for widespread access to high-speed internet service. It also includes a combination of new and existing policies to address the need to mitigate the impacts of electrical facilities, to support the undergrounding of power lines, and to support identifying new funding opportunities for undergrounding and mitigation.

Mr. Inghram noted amendments to the Transportation Element including consolidation of some of the transit policies and consolidation of transportation projects lists into one list. The Update reflects an increased focus on multimodal transportation including car, bus, train, bike and walking.

Environmental policies support working toward a tree canopy target of 40 percent coverage, developing community goals for reducing greenhouse gas emissions, and supporting low impact development techniques that address stormwater impacts.

Mr. Inghram noted two project-specific amendments: a rezone to support the addition of housing at St. Luke's Lutheran Church and a rezone of the Public Storage site on 118th Avenue SE to light industrial (LI) to enable them to rebuild their facility. The Comprehensive Plan Update also incorporates amendments based on the 2012 Eastgate/I-90 planning effort.

Chair Capron stated his understanding that the Community Council is asked to accept or reject the Comprehensive Plan Update, but it cannot modify the Update that is presented. Mr. Inghram concurred.

Responding to Councilmember Hummer, Mr. Inghram said the Update would not take effect if the EBCC did not approve the Plan. Mr. Inghram said this would create a conflict with the State Growth Management Act's requirement for a periodic update to the Plan.

Responding to Councilmember Kasner, Mr. Inghram said the transportation project list is part of the Comprehensive Plan. Mr. Kasner opined that there are a couple of items that should not be on the list, and he will continue to pursue his position.

Mr. Inghram said the transportation project list and/or specific project descriptions could be amended next year during the annual Comprehensive Plan Amendment (CPA) process. Mr. Kasner would like to remove the SE 16th Street sidewalk project from the list. Mr. Inghram said the list is intended to be consistent with the Transportation Facilities Plan (TFP). However,

projects are not necessarily funded. Mr. Inghram said the Transportation Commission's role is to add and delete projects.

Councilmember Kasner said he hopes the City will tie the transportation projects back into neighborhood plans to ensure that residents are aware of the many projects.

Councilmember Hummer questioned Mr. Inghram's favorite part of working on the Comprehensive Plan Update. He said he liked the early public engagement process. In further response, Mr. Inghram said staff put a strong effort into making the Plan more readable and clear and adding maps and graphics where appropriate.

Ms. Hummer requested clarification regarding the road project on the south side of Bellevue College connecting 142nd and 148th Avenues. Mr. Inghram said the road exists today but improvements are anticipated. He said Franz Loewenherz, Senior Transportation Planner, could provide additional details. Mr. Inghram said the road is related to the redevelopment of the Lincoln Executive Center site by the property owner and as part of the City's plan.

Responding to Mr. Kasner, Mr. Inghram concurred that there is a strong demand for housing in the area with Bellevue College and the Park and Ride nearby. Mr. Inghram said Bellevue College is currently involved in a housing study to support its students. City staff is working to schedule the September 9 Transportation Commission meeting at Bellevue College. He said the Planning Commission would like to schedule a walking tour of the area.

Responding to Councilmember Kasner, Mr. Inghram said the tree canopy target in the Comprehensive Plan Update is 40 percent coverage. Mr. Kasner expressed concern that sidewalks and other infrastructure in Lake Hills and Newport Hills are aging. He believes the City should pay or help pay for the undergrounding of utilities. Mr. Inghram noted that the general policy goal of undergrounding does not provide final direction on whether the City might or might not have a role in funding underground lines. Responding to Mr. Kasner, Mr. Inghram said major updates to the Comprehensive Plan occur every seven to 10 years.

Councilmember Kasner thanked Mr. Inghram for his help to Mr. Kasner over the years and for his work for the community. Mr. Kasner said Mr. Inghram will be a benefit to the region in his new position with the Puget Sound Regional Council (PSRC).

Chair Capron complimented Mr. Inghram and City staff for their work on the Comprehensive Plan, noting that it is streamlined and concise.

12. **NEW BUSINESS**

(a) Discussion regarding Potential Future Agenda Items

- Comprehensive Plan Update [Action scheduled for September meeting]
- Permanent Regulations on Recreational Marijuana [Presentation scheduled for September]
- National Pollutant Discharge Elimination System (NPDES) Permit

- Shoreline Master Program
- Subarea Plan Update

13. **CONTINUED COMMUNICATIONS**: None.

14. **EXECUTIVE SESSION**

At 7:25 p.m., Chair Capron declared recess to Executive Session for approximately one hour to discuss one item of pending litigation.

The meeting resumed at 8:30 p.m.

15. **APPROVAL OF MINUTES**

(a) Summary Regular Meeting Minutes - June 2, 2015

Councilmember Kasner moved to approve the minutes of the June 2, 2015 meeting. The motion was seconded by Councilmember Gooding and carried unanimously.

(b) Summary Special Meeting Minutes - June 24, 2015

The Community Council decided to postpone action on the June 24 meeting minutes to allow additional time for review.

16. **ADJOURNMENT**

Councilmember Kasner moved to adjourn, and Councilmember Hughes seconded the motion. The motion carried unanimously and the meeting was adjourned at 8:47 p.m.

Charmaine Arredondo
Deputy City Clerk

/kaw