East Bellevue Community Council
Summary Minutes of Regular Meeting

September 1, 2015
6:30 p.m.

Lake Hills Boys & Girls Club
Bellevue, Washington

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

ABSENT: None.

STAFF: None.

1. CALL TO ORDER

The meeting was called to order at 6:31 p.m. with Chair Capron presiding.

2. ROLL CALL

The Deputy City Clerk called the roll. All Councilmembers were present.

3. FLAG SALUTE

Councilmember Kasner led the flag salute.

4. COMMUNICATIONS: WRITTEN AND ORAL

Don Boettiger presented materials to the Council regarding the federal definition of and regulations for group homes. He said local governments may add to those regulations but cannot disregard any of the federal law provisions. Mr. Boettiger apologized to the East Bellevue community because he has been very vocal about Puget Sound Energy. He noted that, on Saturday, he was without power for three hours following the wind storm.

Deputy City Clerk Charmaine Arredondo reported to Mr. Boettiger that she asked staff about the Maple Leaf restaurant issue he raised the previous month. Code Enforcement staff said there are no active permits. Trucks parked on the site are intended to prevent illegal dumping that was occurring behind the building.

5. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS

Chair Capron said the Community Council's Out and About reports would be moved to Agenda Item 13, Continued Communications.

6. APPROVAL OF AGENDA

Councilmember Kasner moved to approve the agenda, as amended above. Councilmember Gooding seconded the motion, which carried unanimously.

7. DEPARTMENT REPORTS

(a) Low Impact Development Principles related to the National Pollutant Discharge Eliminations Systems (NPDES) Permit II

Catherine Drews, Legal Planner, introduced Trish Byers, the City's new Code Program Manager; Phyllis Varner, NPDES Permit Manager; Wayne Carlson and Brittany Thorpe with the consulting firm AHBL.

Ms. Drews questioned whether the Council was familiar with low impact development principles.

Councilmember Hummer said she attended a meeting of the Environmental Services Commission in which the topic was discussed. She said one of the Commission members questioned how the principles would be applied in situations in which a home is torn down and a larger home is rebuilt on the lot.

Ms. Drews said the LID principles address how stormwater is handled. She said the East Bellevue Community Council area currently has essentially no stormwater controls. She said Bellevue became a leader in dealing with stormwater and by the 1990s was utilizing stormwater ponds, pipes, and retention vaults. However, the flow rates of water continued to be high at times on steep slopes.

Mr. Carlson confirmed that the levels of treatment were somewhat inadequate to prevent downstream flooding. The Clean Water Act established the NPDES permit process for municipal stormwater permits. The Act is a technology-based set of laws, which changes over time as more is learned and the requirements have become more stringent. Mr. Carlson said permit requirements will continue to change over time.

Ms. Drews said LID principles address the handling of stormwater in relation to new development and redevelopment to minimize adverse impacts. She said the City Council has approved the LID Interest Statement and Project Principles and has provided direction to staff for moving the project forward. The project will involve extensive public involvement, and this is only one of the projects that fall under the NPDES permit. The City is required to review, revise, and implement requirements for LID principles by December 12, 2016. This project focuses on LID principles, and best management practices will be addressed separately.

Ms. Drews said the key three LID principles are to minimize impervious surfaces, minimize the loss of native vegetation, and minimize stormwater runoff. The City is following a process outlined in a document entitled: *Integrating LID into Local Codes: A Guidebook for Local Governments* [published by the Puget Sound Partnership, 2012]. This document was authored by

AHBL, the City's consultant. Ms. Drews noted that the guidebook does not provide specific metrics but allows local governments to set their own metrics and guidelines.

Mr. Carlson said there are no metrics because the guidelines will vary based on local land use codes and zoning regulations. The approach is to involve a public process to determine the most appropriate guidelines for each community.

Ms. Drews said LID principles apply to site layout: retaining vegetation, minimizing the construction footprint, minimizing impervious surfaces, and determining situations in which LID principles might not apply based on existing development (e.g., Downtown). Best management practices are the engineering controls and include rain gardens, pervious pavement, bioretention facilities, detention vaults, and ponds.

Responding to Councilmember Kasner, Mr. Carlson said modeling will be used to determine how much stormwater storage will need to be accommodated on a site. Responding to Chair Capron, Mr. Carlson confirmed that the principles are intended to mimic the natural hydrology of a forested area.

Ms. Drews reiterated that the LID principles project is not about best management practices, retrofitting existing development, or preventing growth. She said a citywide staff team is working with developers to draft the appropriate principles for Bellevue. The team recognizes that supporting growth in the urban areas and balancing environmental and economic development goals is appropriate.

Ms. Drews said the LID principles project supports other City Council programs, goals and priorities including tree canopy goals, reinforcing Bellevue's reputation as a City in a Park, decreasing greenhouse gas emissions, and aiding in salmon recovery. As an example, Ms. Drews described a study that demonstrated how rain gardens help salmon to survive in areas with roadway stormwater runoff.

Ms. Drews noted that the City already has impervious surface limits and tree retention requirements. However, the LID project will review those requirements and consider ways to improve them. This will involve studying adjacent cities and alternative techniques.

Responding to the audience, Mr. Carlson said a rain garden is a planted depression with an engineered soil media. It includes plantings as well as elements that treat the stormwater as it flows through and infiltrates into the ground. Rain gardens have been used for approximately the past 10-12 years.

Ms. Drews said there was recently a project on 164th Avenue to redevelop a multifamily site. The developer wanted to tie into the adjacent condominium project's stormwater system, but the neighboring project did not support that request. The developer ultimately chose to install a dry well to capture the stormwater and to allow it to flow naturally underground. This was less expensive than other options for the developer and allowed extra space for the redevelopment project.

Ms. Drews said the LID project recognizes that different solutions will be appropriate in different areas of Bellevue. The project will build on existing City programs, engage citizens and stakeholders early, and maintain Bellevue's compliance record with NPDES permit requirements.

Responding to Councilmember Kasner, the final LID principles and program will be adopted by December 2016. Developers will continue to work under the City's existing rules until that time. Ms. Drews highlighted the overall schedule for developing the LID program.

Councilmember Kasner said he would like the rules to be written to apply to any projects that start construction in 2017, regardless of when the permit was issued. Ms. Drews said there are vesting provisions in the NPDES permit and in the State's rules that will need to be considered.

Continuing, Ms. Drews said the City's consultants will review all of the City's development codes and standards to create a comprehensive set of LID principles.

The City Council-approved areas of focus will guide the next phase of work and discussions with the public and the City's boards and commissions. Under the Land Use Code, the four areas of focus are: 1) evaluate use of LID principles early in the site design process, 2) reduce impervious surface coverage, 3) preserve and enhance tree canopy, and 4) improve options for clustering development. The areas of focus for the Transportation Code are to reduce impervious surfaces in rights-of-way and to enhance the tree canopy in transportation facilities.

Councilmember Kasner noted a 25-acre site along Kelsey Creek at SE 8th Street and 145th Place that could have been fully developed. Instead the developer built six homes and saved 22 acres of wetland. He said the community was very supportive of this type of development and he hopes there will be more of this approach.

Continuing, Ms. Drews described examples of conventional plat versus LID plat site design.

Responding to the audience, Ms. Varner confirmed that one objective is to preserve larger areas of natural vegetation. Mr. Carlson said the consolidation of open spaces allows storm drainage opportunities and preserves environmental benefits. He provided additional description of the LID example. Ms. Varner said this demonstrates the importance of early site design, including the consideration of options to reduce impervious surfaces and retain native vegetation.

Responding to Councilmember Hummer, Ms. Varner confirmed that pervious surfaces can be used for sidewalks, driveways and roads. Ms. Hummer questioned whether rain gardens and pervious surfaces could be installed in the Downtown in some areas. Mr. Carlson said it is likely that those best management practices will be implemented as Downtown redevelopment occurs.

Councilmember Kasner noted that many sidewalks in East Bellevue are at or beyond their useful life. He suggested considering pervious surfaces when they are replaced in the future.

Continuing, Ms. Drews commented on the priority of tree preservation and canopy enhancement.

Responding to Councilmember Hummer, Ms. Varner said septic tanks do not fall under the topic of LID principles.

Continuing, Ms. Drews described clustering development's role as an LID principle. This involves clustering development on a smaller portion of a site to preserve open space and natural features. She said individuals are requesting zero lot line houses (e.g., Woodhaven and another site at 140th Avenue and Main Street). Responding to Councilmember Kasner, Ms. Drews said the developments are similar to condominiums and have shared walls, with the owners also owning their lots. She noted that the townhomes on Bellevue Way at NE 10th Street are zero lot line housing.

Responding to the audience, Ms. Drews said the LID requirements will likely impact the redevelopment of smaller homes into larger homes. The project team will be studying how elements, such as more pervious surfaces, might affect neighborhood character. Mr. Carlson said one possibility would be to allow a bigger home if a driveway was redeveloped as a pervious surface.

Continuing, Ms. Drews described rain gardens at housing developments in Kirkland and Spokane. The gardens provide enhanced vegetation as well as the stormwater runoff benefits.

Ms. Varner noted that more detailed information on the areas of focus is provided in AHBL's project memo in the meeting packet.

Responding to the audience, Mr. Carlson said stormwater mitigation must still be addressed with pervious surfaces.

Ms. Drews described the public participation plan and schedule. Staff is developing a project web site to provide all related documents including meeting agendas. The next meeting is with the Planning Commission on September 9 at Bellevue College. Additional meetings are September 10 (Transportation Commission), September 30 (public workshop at City Hall), October 6 (public workshop at Lewis Creek Park), October 13 (Parks and Community Services Board), and October 15 (public workshop at Northwest Arts Center). The public process will continue over the next year, leading to a formal report to the Council in Fall 2016.

Councilmember Kasner noted that September 9 is also the date for the Neighborhood Outreach office's fall gathering for neighborhood leaders. He suggested that they be notified of the other public meetings on the LID project since they will be unable to attend the Bellevue College meeting on September 9. Ms. Drews thanked him for that information.

Responding to Councilmember Hummer, Ms. Drews said the intent of the public process is to receive input and ideas on appropriate LID guidelines. Responding to Councilmember Kasner, Ms. Drews confirmed that developers will be involved in the process as well.

Responding to Councilmember Gooding, Ms. Drews confirmed that the City's existing regulations on tree retention, based in part on tree diameter, will be one aspect of LID principles.

Responding to the audience, Ms. Drews said developers are currently required to follow stormwater codes and technical guidance and standards. One issue to be considered could involve making the LID requirements retroactive to a specific date or milestone in the permit process.

Responding to Councilmember Kasner, Ms. Drews said staff will provide updates to the EBCC as the process moves forward, as well as hold a courtesy hearing before the EBCC. She encouraged the public to look at the City's web site and to provide input.

Councilmember Hughes clarified, for the audience, that the City is working to implement federal and state permit requirements related to the federal Clean Water Act. The City is approaching compliance with the requirements through a number of ways, including the implementation of LID principles. However, other cities might have different approaches. Mr. Hughes said the City is seeking public input about how to implement these principles in an effective manner.

Mr. Hughes questioned whether there have been discussions about how to possibly reuse stormwater. Ms. Drews said the Washington Department of Ecology is currently undergoing a rule-making effort on reclaimed water. Mr. Carlson said the State is looking at how captured stormwater might be repurposed for potable and non-potable uses. Ms. Varner said the current issue with stormwater is that it goes into the sanitary sewer and does not recharge streams.

Councilmember Hughes said he believed that, in Israel, they recycle all water. Ms. Drews said they do so in Las Vegas. Mr. Hughes said California recently set a standard of lowering water consumption by 20 percent, and have already decreased water usage by 25 percent within a few months. Mr. Hughes observed that rain gardens on public ROWs must be maintained by local government. He supports the usage but noted the somewhat significant maintenance expense. Ms. Drews concurred, noting that there are current stormwater facilities costs as well.

Responding to Councilmember Gooding, Ms. Varner said the City is responsible for rain gardens in the ROW, and property owners are responsible for maintaining those on private property. She said it is important for buyers to understand if rain gardens exist on property they purchase. As another example, Ms. Varner said pervious paving is not favorable in all conditions and can be vulnerable to collecting dirt, leaves, and seeds as well as providing an environment for moss. She said site selection is an important consideration for all LID principles.

Chair Capron thanked staff for the presentation.

8. PUBLIC/COURTESY HEARINGS

(a) Final Public Hearing on Marijuana Uses Land Use Code Amendment (LUCA)

Ms. Drews introduced the final Public Hearing on the marijuana uses Land Use Code Amendment. She said the City Council adopted Ordinance No. 6253 on August 3 implementing permanent regulations for marijuana uses in Bellevue. The ordinance adopted existing interim zoning controls and added two new features. The first is that any new marijuana use established in Bellevue must obtain an administrative conditional use permit (ACUP). This will require notice to property owners within 500 feet of the location and will allow the City to impose

conditions for unanticipated impacts related to the use. Ms. Drews said there have not been any unanticipated impacts to date. The second addition is that marijuana uses must be separated 1,000 feet from public parks. The Planning Commission added "all parks within the City's GIS system," which includes parks maintained by individual housing developments, Vasa Park, and others. Most of these are in single-family residential neighborhoods which do not allow marijuana uses at all.

Responding to Councilmember Kasner, Ms. Drews said Bellevue has three producer-processors in the vicinity of Richards Road and three retailers. There is a limited area in the Downtown that allows marijuana retail stores.

Ms. Drews said the state legislature recently adopted changes in law that will be refined by the Liquor Cannabis Board throughout the year. Depending on City Council direction, staff might be back before the East Bellevue Community Council to discuss additional amendments.

Responding to Chair Capron, Ms. Drews confirmed that there are no areas in the East Bellevue Community Council jurisdiction that would allow any type of marijuana uses, due either to zoning or to the proximity to parks or schools.

Ms. Drews said Ordinance No. 6253 repeals the previous interim ordinances as well as the medical cannabis collective garden provisions. Those are repealed under state law as of July 1, 2016. However, the City Council chose to repeal them immediately because none exist in Bellevue. A topic for future discussion is medical marijuana cooperatives, which the State indicates can only be located in single-family neighborhoods.

Chair Capron opened the Public Hearing.

Responding to Irene Fernandes, Ms. Drews said there are no marijuana retail stores in Kirkland at this time due to the separation requirements between land uses.

Responding to Councilmember Kasner, Ms. Drews said the Liquor and Cannabis Board will reevaluate the number of licenses that have been issued. It is possible they will allow more retail stores to provide sufficient medical marijuana access. The City Council has not chosen to restrict the number of stores other than the current State allowance for four stores. In further response to Mr. Kasner, Ms. Drews said the State will begin sharing revenues with local governments beginning in 2018. Ms. Drews said there have been no complaints related to marijuana businesses operating in Bellevue. She said odor associated with marijuana uses is now regulated by the Puget Sound Clean Air Agency.

Bart Goft questioned whether a retail store could be located at Crossroads Shopping Center. Ms. Drews said it would not be allowed due to its proximity to the park and child care centers.

Responding to Chair Capron, Ms. Drews said there is at least one local bank that will accept marijuana businesses as customers. However, they must have two armored car pickups daily. The retail stores accept ATM and credit cards as well.

Steve Fricke questioned whether marijuana revenues are earmarked for a specific purpose. Ms. Drews said some is directed toward marijuana use education and some goes to local governments. A large portion goes into the State's General Fund. In further response, Ms. Drews said the City already receives a portion of the sales tax and will begin receiving more from the excise tax.

Councilmember Hughes questioned what would happen if a church wanted to open within 1,000 feet of an existing store. Ms. Drews said churches are not subject to the separation rules. If, for example, a child care center wanted to open, the City would inform the center about the marijuana store. However, the marijuana store would not be closed down or forced to move.

Bart Goft questioned whether marijuana sales are subject to the same laws applied to alcohol sales in terms of it being illegal to sell to someone who is obviously intoxicated or under the influence. Ms. Drews said she was unsure whether that has been addressed. She observed that individuals cannot use marijuana in a store whereas they can consume alcohol in a bar.

Hearing no one else wishing to speak, Chair Capron closed the Public Hearing.

9. **RESOLUTIONS**

Chair Capron requested Council action on Resolution No. 552 and read the preamble: The Resolution of the East Bellevue Community Council approving City Council Ordinance No. 6253, an ordinance amending the Bellevue Land Use Code to allow for the siting, permitting and review of marijuana uses; amending sections 20.10.440 and 20.25D.070 and creating a new section 20.20.535 of the Bellevue Land Use Code; repealing section 20.20.526 and Ordinance Nos. 6133-B1, 6156, 6180 and 6222; and establishing an effective date and repealing East Bellevue Community Council Resolution Nos. 543 and 548.

Councilmember Kasner moved to approve Resolution No. 552. Councilmember Gooding seconded the motion, which carried by a vote of 5-0.

10. **COMMITTEE REPORTS**: None.

11. **UNFINISHED BUSINESS**

(a) Final Action on Major Comprehensive Plan Update

Chair Capron introduced final action on the major Comprehensive Plan Update.

Nicholas Matz, Senior Planner, provided a brief presentation on the final Comprehensive Plan Update. On August 3, the City Council adopted Ordinance No. 6251 regarding the Update and Ordinance No. 6250 regarding the Eastgate/I-90 Land Use and Transportation Project. The Comprehensive Plan Update will be forward to the Puget Sound Regional Council for certification. He noted that Paul Inghram, Comprehensive Planning Manager, was leaving his job with the City to work for PSRC.

Mr. Matz recalled that the EBCC held both a courtesy hearing and a community meeting on the Comprehensive Plan Update earlier this year. The Planning Commission held its public hearing in March and recommended City Council adoption of the plan. The City Council spent nine Study Sessions reviewing and discussing the plan in great detail. There was extensive community and public involvement throughout the process.

Councilmember Kasner said this was a long and challenging process. He is pleased to see adjustments to some of the Subarea/neighborhood names, and he is excited to see the new Neighborhood Element. He hopes future outreach explains for the public the tradeoffs between conflicting policies. He said there is good language in the plan. However, there are conflicting policies between some of the Elements. Mr. Kasner thanked Mr. Matz, Mr. Inghram and other City staff who worked on the Update. He also thanked the hundreds of members of the public who provided input.

Councilmember Hummer referenced a statement in Ordinance No. 6250 regarding "changing the designation of the property at 2659 148th Avenue SE from Professional Office to Community Business." There was general agreement that the address is the Champion Center. She questioned the implication of the change. Mr. Matz said Professional Office uses tend to generate less traffic than a Community Business. He said there is currently a coffee shop in the building as well.

Referring to the Eastgate/I-90 Plan, Mr. Matz said the intent is to align zoning designations most closely with the existing uses.

Responding to Councilmember Kasner, Mr. Matz said all of the provisions were reviewed by the Planning Commission.

Mr. Kasner moved to approve Resolution No. 553 adopting City Council Ordinance No. 6250 which adopted the Comprehensive Plan's Eastgate/I-90 Land Use and Transportation Project. Councilmember Gooding seconded the motion, which carried by a vote of 5-0.

Mr. Kasner moved to approve Resolution No. 551 adopting City Council Ordinance No. 6251 which adopted the overall Comprehensive Plan Update. Councilmember Hummer seconded the motion, which carried by a vote of 5-0.

12. NEW BUSINESS

(a) Discussion regarding Potential Future Agenda Items

Responding to Chair Capron, the Deputy City Clerk said the Shoreline Master Program is under review by the State Department of Ecology (DOE). She said Subarea Plan Updates have not been scheduled.

Councilmember Kasner said that updating the Subarea Plans is on the Council's work plan. Dan Stroh, Planning Director, will be working with the Council on those. Four or five areas have requested reviews. He hopes to hear from the Council within the next six months about where the Lake Hills Subarea falls in the priority list of Subarea Updates.

Mr. Kasner requested information on the City's overlay and sidewalk repair plan, especially for work in East Bellevue. Chair Capron noted that a number of neighborhoods do not have sidewalks at all. Mr. Kasner expressed concern that some sidewalks are in such poor condition that, if they cannot be replaced at this time, perhaps they should be removed. He clarified that he is only requesting information at this time and is not requesting specific projects.

13. CONTINUED COMMUNICATIONS

(a) Council Reports – Out and About

Councilmember Hummer said she received a letter with an update regarding the Odle Middle School construction project. As of August 18, they were ready to begin roofing and the work on the aquatic center. The letter indicated there have been a handful of break-ins and vandalism on the site to date, and an excavator was set on fire and destroyed. The letter asks citizens to report any information they might have on these incidents and to report any suspicious activity or persons onsite outside of construction hours. She provided web site links for more information.

Ms. Hummer said she serves on the King County Transit Citizen Advisory Board and attended the recent meeting on long-range planning. She encouraged the public to provide input on Metro bus service. She said she posted a link to the Metro survey on Nextdoor.com.

Councilmember Kasner said he met with Planning Director Dan Stroh for an update on the department's activities.

Mr. Kasner said he attended a community meeting on August 6 held by Puget Sound Energy and the City regarding PSE's accomplishments in 2014 and future plans. He said Nicholas Matz will provide a summary of the meeting.

Mr. Kasner said he and Councilmember Hughes attempted to attend the August 29 open house at the Episcopal Church on Main Street across from LA Fitness, but the event was cancelled due to the wind storm. Mr. Kasner said he attended the Conifer Crest neighborhood block party. The Lake Hills Elementary School's blueberry festival is September 12, and the Lake Hills Neighborhood Association will host a forum for Bellevue City Council and King County Council candidates on October 8. Mr. Kasner said the developer of the Lake Hills Shopping Center has requested the EBCC's participation in the grand opening of the center later this year or early next year.

Chair Capron announced that his Lake Hills 76 Station is now Lake Hills Chevron. Noting that he is a member of the Ocean Shores Airport Committee, Mr. Capron said they also had to cancel a weekend event due to the wind storm.

Councilmember Gooding noted a new home audio-video business in the neighborhood. He said an existing home on his street has been demolished in preparation for redevelopment.

Councilmember Hughes said the EBCC's decision on the Lake Hills transmission project has been appealed and will go through the legal process.

Mr. Hughes reported that he and his wife were involved in a serious car accident in Canada involving an elk. He said that, given the lack of transportation options, Chair Capron picked them up in his personal plane and brought them back to Bellevue. Mr. Hughes said Mr. Capron did an excellent job as pilot flying around the forest fires with limited visibility and landing back here during heavy winds as a thunderstorm was getting underway.

14. **EXECUTIVE SESSION:** None.

15. **APPROVAL OF MINUTES**

(a) Summary Special Meeting Minutes for June 24, 2015

Councilmember Hughes said there are items in the minutes that he believes are inaccurate as well as comments that were not what he meant to say.

Charmaine Arredondo, Deputy City Clerk, said the minutes are written by the professional writer who prepares the City Council minutes. Ms. Arredondo said she reviews the minutes and compares them to her notes as well as to the audio recording. If the errors are typographical or refer to incorrect numbers, those will be corrected as scrivener's errors. If a Councilmember disputes specific language in the minutes, staff would review the audio. If the minutes are accurate they cannot be revised, regardless of what a Councilmember meant to say. However, correcting or clarifying comments will be recorded in this or a future meeting's minutes.

Mr. Hughes provided his suggestions. On page 68 of the meeting packet, he noted a statement regarding his comments: "He said approximately 50,000 vehicles use 148th Avenue daily." Mr. Hughes said he thought his statement included "according to the Hearing Examiner's record."

On page 69, he referenced: "He questioned whether there were really five power outages that would not have occurred with the new transmission line." Mr. Hughes said he thought he included the words "in the last 10 years" and that he did not mean total outages in history.

Also on page 69, attributed to Mr. Hughes speaking about Mayor Balducci: "He suggested that she was misinformed and that this project would have minimal impact on power outages in Lake Hills." Mr. Hughes said that is a true statement. However, if he were to make a statement now, he would say: "but since it will not reduce outages caused by local distribution lines." Almost all of our outages are from local distribution lines. He said that was his idea at the time, that if you put in a new transmission line it will not reduce the number of outages very much.

He referred to page 77 and a comment regarding Chair Capron: "Mr. Capron questioned whether this meets the standard that it requires it, but these are under-utilized substations." Ms. Arredondo said the second "it" is an error.

Continuing, Mr. Hughes referred to page 79: "Mr. Hughes said he did not know whether he was allowed to say that there is this public record and it is annotated by someone in the City." He said he meant to say: "Mr. Hughes said he did not know whether he was allowed to say that the public record is annotated by someone in the City." He said someone in the City wrote

comments throughout the Hearing Examiner's report, which are critical of what has been written. Mr. Hughes said his point was that there are a lot of handwritten comments in the public record. Ms. Arredondo said his rewording does not change the meaning but she will revise the sentence.

On the same page, Mr. Hughes read: "He said he had a list of all outages by circuit…" He said that implies that he had a list, but he does not. Mr. Hughes said he thought he said that there is a list in the public record of all outages by circuit for specific periods of time. He said the list indicates the number of hours for each outage.

Also on page 79, he read a statement of his comments: "Mr. Peters states: Contrary to what we control, the variable of 120kV cables was available in 1979 and implemented in Michigan that year." Mr. Hughes said that does not make any sense. He thinks "contrary to what we control" should be removed. He would state: "Mr. Peters states the technology to bury 115kV cables was available in 1979 and implemented in Michigan that year."

In the same paragraph, Mr. Hughes said the reference to the Lake Hills Community Center should read Lake Hills Neighborhood Association.

On page 80, Mr. Hughes referred to the section he quoted from Mr. Peters' letter: "And then I informed her that 123kV direct burial cable was available in 1979…" Mr. Hughes suggested that the numbers should be consistent with the previous item. Later on that page, Mr. Hughes questioned the reference to a 200kV transmission line. He believes it should read 230kV.

Continuing, Mr. Hughes referred to page 81 and a summary of his comments: "However, on 148th Avenue, the addition of a transmission line represents a degradation of current conditions." He suggested using the word "aesthetics" instead of conditions. In the next paragraph (3rd full paragraph on page 81), he referred to the statement in the minutes that reads: "Mr. Hughes said NE 8th Street has no power poles and a 115kV line is underground." He said if he said that, it was a mistake, like if you meant to say "above ground" but you said "underground." He said Puget Sound Energy has not undergrounded any 115kV lines in Bellevue. Power poles in the statement should have indicated "distribution" power poles. Mr. Hughes said what he meant to say is: "Between NE 8th and NE 20th on 164th, there are no above-ground distribution lines and there is a 115kV line overhead."

Mr. Hughes suggested that you could run those same power poles along 164th between SE 16th and NE 8th and put all the distribution lines underground. That would really improve 164th, whereas putting them down 148th degrades 148th. He said this was the point he was trying to make with the above statement.

Councilmember Kasner referred to page 82 and questioned the paragraph that begins: "Responding to Ms. Buck, Mr. Kasner…" Ms. Arredondo said the paragraph sounds accurate based on her recollection. However, she will check on it. In further response, she said the language of Findings 5 and 6 were added to the minutes by Ms. Buck based on the proposed findings Mr. Kasner submitted to her prior to the meeting.

Referring to Finding 6, Mr. Kasner said he wrote "conflict of interest" but then clarified it as "self interest" during the meeting. Ms. Arredondo confirmed that the minutes accurately reflect his clarification.

Councilmember Hummer referenced page 83 and the sentence: "Ms. Hummer said that, apparently, this committee and team were inadvertently left out of the decision process as fundamental criteria was not regarded with the same strength of following other rules and guidelines." She recalled also commenting at that time that this statement was her opinion, that it was not anywhere in the record, and that it should not be included in her proposed Finding 9. Ms. Arredondo said her notes indicated that Ms. Hummer did make that statement during the meeting. Her understanding at the time was that Ms. Hummer meant that her specific comment on the committee should not be included in the finding itself. Ms. Arredondo said she would review the recording.

Councilmember Kasner moved to approve the minutes of the June 24, 2015 meeting, amended as requested subject to the Deputy City Clerk's review of the audio recording. Councilmember Hughes seconded the motion, which carried by a vote of 4-1 with Councilmember Hummer opposed.

(b) Summary Regular Meeting Minutes for July 7, 2015

Councilmember Kasner noted a typographical error on page 94.

Councilmember Hughes requested follow-up regarding Ms. Pravitz' comment that she would look into providing a Puget Sound Energy tour of the neighborhood. Councilmember Kasner said the EBCC was told during the August meeting that there would be no interactions with PSE while litigation is pending.

Councilmember Kasner moved to approve the minutes of the July 7, 2015 meeting, as amended. Councilmember Hughes seconded the motion, which carried by a vote of 5-0.

Councilmembers Kasner and Hummer agreed to work together to draft a statement from the EBCC regarding the 148th Avenue traffic signals. Upon approval by the EBCC, Ms. Hummer will take the comments to the Transportation Commission.

Chair Capron questioned whether the three traffic signals will improve traffic flow on 148th Avenue. His understanding is that they will not. Mr. Kasner said the original project description said the lights were not functioning properly due to the electronics equipment. His understanding is that, in low traffic, the signals will improve the functionality of the corridor. In high traffic volumes, the signals will have little or no impact because the system cannot support the traffic capacity during those times.

Bart Goft said he has not heard any new information about code enforcement issues at the house on 155th Avenue SE. He spoke with Code Enforcement staff about the site, but he has not seen any improvements.

Chair Capron said the property is in compliance with the City's requirement for security fencing on the site. He suggested that Mr. Goft pursue phone calls with additional City staff who might be able to answer his questions.

Councilmember Kasner suggested that the exchange with Mr. Goft should have been handled under Continued Communications.

Responding to Councilmember Kasner, Ms. Arredondo recalled that Chair Capron read the City's update on the house during the August meeting. However, Mr. Goft was not present. She observed that staff's email to her and the EBCC conflicts with some of Mr. Goft's assertions. Ms. Arredondo said there was a NPDES-related issue and the City was waiting for the property owner and architect to submit plans. She said she would provide an update for the October EBCC meeting.

(c) Summary Regular Meeting Minutes for August 4, 2015

Councilmember Hummer moved to approve the minutes of the August 4, 2015 meeting. Councilmember Kasner seconded the motion, which carried by a vote of 5-0.

16. ADJOURNMENT

Councilmember Hummer moved to adjourn, and Councilmember Kasner seconded the motion.

The motion carried unanimously and the meeting was adjourned at 9:55 p.m.

Charmaine Arredondo
Deputy City Clerk

/kaw