East Bellevue Community Council
Summary Minutes of Regular Meeting

September 2, 2014
6:30 p.m.

Lake Hills Boys & Girls Club
Bellevue, Washington

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

ABSENT: None

STAFF: Catherine Drews, Senior Planner, Development Services Department
Michael Bergstrom, Senior Planner, Development Services Department

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 Hummer led the flag salute.

4. COMMUNICATIONS: WRITTEN AND ORAL

None.

5. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS

(a) Community Council Business and New Initiatives

Councilmember Hummer noted that she has been at several of the different parks this past month. The water has been warm and the lifeguards have been great. She mentioned taking a paddleboard from Enatai to Chisolm Beach.

Chair Capron noted there is only one dog park in Bellevue and it is inadequate to serve the needs of the residents.

Councilmember Gooding noted that he has been taking his kids to various sports events this summer.

Councilmember Hughes noted that the Lake Hills Picnic was a great success. There were approximately 150 people in attendance. It was very well put together by Mindy Garner and others. Councilmember Hughes also commented on the traffic recently. He has noted that the time of day does not seem to matter. Councilmember Hughes noted that he and Chair Capron went on a driving tour. During their drive, they went on an unplanned tour of the new villas at the corner of 156th and Lake Hills. They spent time in the leasing office and learned that one-third of the apartments are rented out. The least expensive are $1800 per month. There are five bedroom townhomes that are renting for $3600 a month, in addition to numerous other deposits and administration fees.

Chair Capron noted that during the tour with Councilmember Hughes, they went by the nine bedroom mega home. He noted there is new landscaping and it has been cleaned up a bit.

Don Boettiger spoke and questioned whether the new apartments and townhouses qualify as affordable housing.

Councilmember Kasner noted that he was out of state for half of the month. He met with Mr. Kapler of Houghton Community Council. They are working on less restrictive parking requirements. He noted that, after attending the Planning Commission meeting regarding recreational marijuana, he and his son tried to find the marijuana retailer that was discussed, but were unsuccessful. They could see the businesses that were at the Planning Commission speaking against having the retailer located in their area, but could not see the actual location of the marijuana retailer. Councilmember Kasner noted that he was in Factoria when there was sand over the road and subsequently discovered that the Jiffy Lube oil reservoir flooded and oil spilled into the surrounding area. He also noted there have been a lot of picnics in the East Bellevue area. He mentioned that this upcoming Saturday will be the annual picnic at the church across the street from LA Fitness, as well as the Lake Hills Elementary blueberry festival.

6. APPROVAL OF AGENDA

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

7. DEPARTMENT REPORTS

None.

8. PUBLIC HEARINGS

(a) Courtesy Hearing on Proposed Permanent Land Use Regulations for Recreational Marijuana Uses

Chair Capron opened the courtesy hearing.

Catherine Drews presented the staff report. She noted that any comments from this hearing will be taken back to Planning Commission before they make final recommendations.

The City Council recently adopted Ordinance number 6156, extending the interim regulations. Part of the ordinance included that two retailers cannot locate within 1000 feet of each other. There are four retail licenses that have been allocated to City of Bellevue, but there are only two locations that the City of Bellevue is currently aware of.

Ms. Drews continued with her staff report.

Councilmember Kasner questioned whether there is a restriction on producers and wholesalers of 1000 feet. Ms. Drews responded that yes there is a restriction. They are buffered 1000 feet from the same list of items. However, they are not buffered from each other. City Council made a decision not to buffer those.

Mike Griffith spoke and asked the theory behind sub-district A as opposed to B and C.

Ms. Drews responded that it was not part of the recommendation to City Council. The design district buffers uses so that there is a gradual transition from the commercial uses to the residential uses. Design districts are not typically used to control uses. By using the 1000 foot separation it effectively took care of that.

Chair Capron questioned whether the city is moving to 1320 feet for these requirements.

Ms. Drews responded that no, the city is not going to 1320 feet. That would be too limiting.

Councilmember Hughes questioned how this works with medical marijuana.

Ms. Drews responded that you cannot have a medical marijuana store in Bellevue.

Councilmember Hughes questioned what happens to the taxes that are collected.

Ms. Drews responded that the taxes will go to the State. Anything relating to that has to be taken up by the legislature.

Chair Capron noted that his understanding is there is no revenue sharing with the cities.

Ms. Drews noted that there is some direction to how revenue is used. She noted that the University of Washington Alcohol and Drug Dependency Institute is doing research of various aspects of marijuana use.

Councilmember Kasner asked if there is a Planning Commission public hearing scheduled.

Ms. Drews responded that the Planning Commission had a public hearing. They have made a recommendation to City Council to move forward with the interim regulations, adding in the administrative conditional use process for all recreational marijuana uses.

Ms. Drews noted that there will be a study session in front of City Council on this subject on September 22 or October 6. Adoption would then be on October 13. If adoption does not occur then, the interim regulations would have to be continued.

Ms. Drews noted that she can be contacted by email if anyone has any questions or comments. Her email is cdrews@bellevuewa.gov

Chair Capron noted that there is nothing available within the EBCC jurisdiction for marijuana retailers, producers, or processors.

Councilmember Hughes questioned Mr. Griffith on where he gets his supply.

Mr. Griffith noted it is a very highly regulated process. Retailers do not have the consistent quality supply that is necessary.

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

(b) Courtesy Hearing on Land Use Code Amendment – Camp and Conference Center Land Use District

Chair Capron opened the courtesy hearing.

Mike Bergstrom presented the staff report and noted that this particular code amendment is not within EBCC jurisdiction, however it is a city-wide issue and therefore comes to EBCC because there may be potential for future developments.

Mr. Bergstrom introduced Matt Winter from SAMBICA. He went on to say that the comprehensive plan amendment was approved in 2009. It created a designation for camp and conference centers and mapped it as appropriate for the SAMBICA site. However, there was no such land use district that exists and so the proper zoning was not allowed. The comprehensive plan amendment that was approved amended some specific language that is unique to the SAMBICA site.

There was no huge urgency on the part of SAMBICA, however this needs to be finished.

There has been a study session with the Planning Commission. They have decided that it is ready to go for public hearing next week on September 10. They will then make a recommendation to City Council. Then the issue will come back to EBCC for final public hearing.

Councilmember Kasner questioned why SAMBICA needs this. What can they not do now that they will be able to do in the future if this gets approved?

Mr. Bergstrom noted that some of the uses are very unique to SAMBICA. This will give them a way to proceed ahead. The site can be looked at as a whole so that surrounding neighborhoods can have a sense of what might happen. The current zoning is a mixture of single family and multifamily neighborhoods and businesses. In this framework they would apply for a rezone and a master development review.

Councilmember Kasner questioned if there are any disgruntled neighbors.

Mr. Bergstrom noted that there were concerns at the Planning Commission when the code was beginning. But they have no concerns now.

Matt Winter, from SAMBICA, noted that there are no disgruntled neighbors. There was some concern about the conference aspect or potential for a restaurant in the beginning. But that has been removed.

Chair Capron noted that his understanding is this will be zoned all as one parcel to make it more user-friendly and more like a camp.

Councilmember Kasner asked how this affects additional properties acquired. Are the borders fixed?

Mr. Bergstrom noted that the borders in the comprehensive plan are fixed. It is a mapped out quarter. If additional properties were acquired then they would have to go back and adjust those borders.

Councilmember Kasner questioned Mr. Winter on how SAMBICA feels about that.

Mr. Winter replied that the only way SAMBICA would acquire additional property would be off-camp. It is surrounded by homes and apartment complexes currently.

Councilmember Kasner pointed out that the Bellevue College rule is different. No matter how the lines are drawn, it is different.

Councilmember Kasner went on to ask Mr. Winter if all of the activities SAMBICA wants fit on the parcels they currently have.

Mr. Winter replied that he hopes so. He went on to say that SAMBICA has been there since 1919. It is a non-profit and is not affiliated with any denomination. Funding comes from donors and tuition.

He also noted that the road improvements have brought a lot more awareness to what the camp does for children in the community. The camp provides services for over 1500 families on a monthly basis. This summer was a record year with 2742 campers over a 10 week period.

Councilmember Gooding asked what the next steps would be.

Mr. Bergstrom responded that next week is the public hearing.

Councilmember Kasner moved that the EBCC support Camp and Conference Centers in general as something the City wants.

Chair Capron noted no objection to supporting the CCC designation.

The motion was seconded by Councilmember Gooding and passed unanimously.

Chair Capron closed the public hearing.

9. RESOLUTIONS

None.

10. COMMITTEE REPORTS

None.

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

(a) Future Agenda Items

Chair Capron asked for a presentation from the Police Department on the school zone and speed cameras.

Councilmember Hughes noted that there is no human intervention involved in getting these tickets. He recalled a time when he was pulled over on Main Street for speeding. The police officer recognized that he had never received a speeding ticket before and let him go with a warning. Had it been a camera, he would have received a ticket with no questions asked.

Ken Seal spoke and said he heard there is a Bellevue Police Sergeant who looks at the pictures and makes a determination before mailing the ticket.

Chair Capron assigned Councilmember Kasner to collect questions for Captain McCracken regarding the presentation on red light cameras.

Chair Capron noted that he has tried to reach out to Brian Franklin, but has been unsuccessful in contacting him. He will try again to contact Mr. Franklin and request a further update on Kelsey Creek Center.

Ken Seal spoke and noted that there is another proposed land use change on the north side on Main Street.

13. CONTINUED COMMUNICATIONS

Ron Murk spoke and asked what the average square feet of the new apartments is. He noted an article in the Seattle Times about micro apartments. He questioned whether City of Bellevue is looking at taking steps to corral this problem.

Chair Capron noted that the Planning Commission is working on the room rentals and housing issue, which is related to the micro apartments Mr. Murk spoke of.

Councilmember Hughes noted that Redmond already has micro apartments.

14. EXECUTIVE SESSION

None.

15. APPROVAL OF MINUTES

(a) Summary Regular Meeting Minutes - August 5, 2014

Councilmember Kasner noted that there should be a correction as to who opened the public hearing last month. It is located on page 30.

Councilmember Hummer noted that she would like to see Tom Campbell's email address in the minutes.

Chair Capron moved approval of the minutes as amended. Councilmember Kasner seconded and the motion passed unanimously.

16. ADJOURNMENT

Chair Capron adjourned the meeting at 8:25 p.m.

Charmaine Arredondo
Deputy City Clerk