

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

June 4, 2002  
6:30 PM

Lake Hills Community Clubhouse  
Bellevue, Washington

PRESENT: Chair Bell, Councilmembers Halgren, Keeffe, Wiechmann, and Seal

STAFF: Cheryl Kuhn, Neighborhood Outreach Manager  
Steve Cohn, Associate Planner  
Kevin McDonald, Senior Planner

**1. CALL TO ORDER**

The meeting of the East Bellevue Community Council was called to order at 6:30 PM with Chair Bell presiding.

**2. ROLL CALL**

Upon roll call by the Deputy City Clerk, all Councilmembers were present. The flag salute was led by Chair Bell.

**3. COMMUNICATIONS – WRITTEN AND ORAL**

Margaret Smith, 15618 SE 24<sup>th</sup> Street, related her current drainage problem created by a next door neighbor. She stated that she had gone to the City with her complaint and has received no satisfactory response. Ms. Smith explained that although the Utilities Code speaks to this issue, it provides no mechanism for enforcement.

James Eder, 15422 SE 7<sup>th</sup> Place, commented on the recent Transportation Questionnaire. He suggested that the Community Council take a position on issues raised in the Questionnaire.

Bart Goft, 421 155<sup>th</sup> Place SE, spoke regarding the need for a neighborhood ombudsman. Cheryl Kuhn responded that there is a six member Neighborhood Outreach Team at the City of Bellevue that citizens are encouraged to contact.

In response to Mr. Seal, Ms. Kuhn explained the differences between the Mediation Program and the Neighborhood Outreach Team. Both offer good alternatives for resolving neighborhood conflicts.

Chair Bell reported on the receipt of a letter from Gordon Sylliaasen requesting East Bellevue Community Council support for the restoration of Kelsey Creek at K-mart Plaza.

**4. APPROVAL OF AGENDA**

Mr. Halgren moved approval of the agenda, and Mr. Keeffe seconded the motion.

Mr. Halgren suggested the addition of item 11(b), Code enforcement to the agenda.

Mr. Keffe requested the addition of 11(c), 148<sup>th</sup> six lane redevelopment.

Chair Bell asked that item 11(d), Community Council consideration of CIP proposals, be added to the agenda.

Mr. Keffe requested an additional amendment, adding the SE 18<sup>th</sup> pathway/trail discussion as item 11(e).

Chair Bell noted staff's withdrawal of items 5a(3)(4) and 5b from the published agenda. Those items will be rescheduled for an upcoming meeting.

Motion to approve the agenda as amended carried 5-0.

**5. COURTESY PUBLIC HEARINGS:**

- (a) Comprehensive Plan Amendments
  - 1. Update Figure UD-1 and street corridors policy language in the Urban Design Element;

Kevin McDonald, Department of Planning and Community Development, made the staff presentation. This update of the Comprehensive Plan proposes to amend Figure UD-1 and Policies UD-41 and UD-43 contained in the Urban Design Element to further the goals of the element and to take into account annexations that have occurred since 1993. The proposed amendment will enhance opportunities to develop gateway and identity treatments on boulevards and at designated intersections at key entry points into the City and into smaller districts and communities within the City. The proposed amendment will also update the map of boulevards and designated intersections that have not been updated since 1993, and does not include newly annexed areas of the City. Mr. McDonald pointed out that Policies UD-41 and UD-43 would apply in East Bellevue at the designated intersections.

In response to Mr. Keffe, Mr. McDonald stated the wide linkages between the circles depicted on the map on page three of the packet are the boulevards/street corridors that would receive special treatment.

Chair Bell opened the courtesy public hearing.

1. Jan Benson, 511 157<sup>th</sup> Avenue SE, stated no objections to the proposed CPA. She inquired as to the approximate cost. In response, Mr. McDonald stated that there are no cost figures allocated to any of the proposed intersections or corridor projects. The proposed projects would be implemented through the Transportation CIP.
2. Bart Gofit, 421 155<sup>th</sup> Place SE, stated his concern that all corridors should be treated the same in terms of safety. Currently, the Urban Design Policies are specifically intended to provide additional amenities above and beyond the normal safety provisions that are included in every intersection project.

3. Bill Serr, 1412 153<sup>rd</sup> Avenue SE, stated, from his observations, the affected intersections within East Bellevue were not rated a high priority for enhancement by the West Lake Hills Advisory Committee. He requested a copy of the proposed CPA.

Hearing no further public comment, Mr. Keeffe moved to close the courtesy public hearing. Mr. Halgren seconded the motion which carried unanimously.

In response to Chair Bell, Mr. McDonald clarified Figure UD-1.

Chair Bell recommended that, instead of just adding in new information, the City re-examine the existing designations because they have probably been in place longer than 1993. If, indeed, the amenities for intersections are to enhance pedestrian safety, the City should really take a look at street system design. The amenities proposed appear to be visual to enhance aesthetics and should not need a policy to catch on safety. Mr. McDonald confirmed that these were aesthetic issues versus safety issues.

Mr. Halgren stated the 156<sup>th</sup> and 148<sup>th</sup> roadways are gateways. On 156<sup>th</sup> there is nothing identified and on 148<sup>th</sup> only the intersection at the bottom of the hill is identified.

Mr. Eder advised caution in identifying Lake Hills Boulevard as a dark line on Figure UD-1.

Chair Bell added that confusion could arise between the street designation map which is functionally oriented and urban design designations. He suggested the City put them together so that they make sense to the average person.

2. Amend the Neighborhood Business designation to add potential for general administrative office uses;

Kevin McDonald stated the above CPA was initiated by the City Council in response to a privately initiated amendment for a small neighborhood business district on Bellevue Way. Its intent is to enhance the economic vitality of the Neighborhood Business sites by allowing for a limited amount of administrative office use, and restricting that use to the second floor. This CPA affects three small areas of neighborhood business within or abutting the East Bellevue Community Council's jurisdiction.

Chair Bell opened the courtesy public hearing.

1. Bill Serr provided some background, stating this was the Pancake Corral Amendment.
2. Doug Hoopel, 10637 SE 22<sup>nd</sup> Street, explained that he understood the proposal was a compromise to allow the addition of admin office without allowing the developer to level everything else out and go sky high. He stated that if these properties were allowed to go from NB to CB you would see the Pancake Corral and businesses like it disappear. He noted that CB in this area would cause a dramatic change in terms of traffic. Mr. Hoopel stated he felt the proposal nourished the neighborhood business without pushing it to commercial business.

Seeing no one further wishing to provide testimony, Mr. Halgren moved to close the courtesy public hearing. Mr. Seal seconded the motion which carried unanimously.

Mr. Keeffe questioned who determines that the provided office use does not interfere with the site's primary neighborhood service function. Responding, Mr. McDonald stated that the CPA opens the possibility for general administrative office use to be included in the Land Use Code. Staff will be looking for direction from the Planning Commission on the land use code amendment to follow. The Commission has already expressed interest in restricting the amount of administrative office, limiting it to a second floor and a proportion of the total building footprint.

Steve Cohn, Department of Planning and Community Development, stated that, ultimately, it would be a land use code change that would implement this.

Mr. Keeffe stated his primary concern was the old story of the camel's nose under the tent when we get into administrative interpretation.

Mr. Seal stated that due to the nature of the Growth Management Act and the relationship of the Comprehensive Plan to zoning, in a case like this, he would hope to see a companion ordinance, the implementing verbiage in the code, as well as the change to the Comprehensive Plan so that Council can see what they are getting into.

Mr. Cohn responded to Mr. Keeffe's inquiry as to the timing of the CPA in reference to the implementing Land Use Code amendment.

Mr. Halgren stated he too was concerned that this change not interfere with the site's primary neighborhood service function. He felt that his fears could be overcome with the addition of appropriate words that eliminate his apprehension. Mr. Halgren stated the most efficient way to proceed would be to have a proposed land use code amendment sitting just behind the proposed CPA. He stated he supported the intent of the proposal.

Mr. Halgren stated that neighborhood business has been problematic for at least twenty years. We have been looking back asking how we can make this classification economically viable and continue as an asset to the community. Back in the 1980's the Community Council recommended that we take Neighborhood Business and loosen it up. Allow the property owners some flexibility to bring in new tenants. But, instead, the City determined the best route was to change the designation to Commercial Business with conditions. Based on the results, he invited staff to go back and revisit this decision.

In response to Chair Bell, Mr. McDonald clarified the areas affected by the proposal. Responding the Mr. Halgren, Mr. McDonald stated he would take the Community Council's comments back to the Planning Commission.

6. **RESOLUTIONS** None.

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

8. **DEPARTMENT REPORTS**

(a) West Lake Hills Citizen Advisory Recommendations

Cheryl Kuhn, Department of Planning and Community Development, began by thanking the Community Council for their participation on the West Lake Hills Citizen Advisory Committee. She stated the Committee was a new approach that included both a grassroots effort to identify neighborhood needs and assets and a systematic City approach to find ways to meet those needs and retain the community's most precious assets and characteristics. The goals of the program were forthright to preserve and enhance neighborhood character, address some of the problems in the area associated with aging, to engage residents in a much more personal block to block level; and, to figure out a way to concentrate the City efforts and resources on one area of the City at a time. Ms. Kuhn reviewed the makeup of the Committee and their resulting recommendations.

Doug Mathews, West Lake Hills Citizen Advisory Committee Vice Chair, reviewed the Committee's recommendations and top priorities which included:

1. Revitalizing neighborhood shopping centers. Strongly encourage improvements in appearance, functionality, and community integration.
2. Improve the safety and appearance of arterials.
3. Develop strategies for maintaining and improving the value, appearance and quality of neighborhoods.
4. Preserve and protect the area's parks and open space assets, and acquire properties whenever possible to enhance local parks, trails and green spaces.
5. Develop a stronger sense of community in Lake Hills neighborhoods.

Mr. Mathews introduced the members of the CAC in attendance.

1. Jan Benson stated the CAC had done a fine job in many aspects. She stated agreement with most of the recommendations with the exception of making the existing Lake Hills Library a community center. Ms. Benson provided some background history of the Cosmos Development Group's interaction with the community and shopping center tenants. She stated the blame for the loss of businesses at the Lake Hills Shopping Center has been misplaced on the Community Council, but, instead, lays squarely on the developer/owner. She stated the propaganda being espoused just benefits the developer. Ms. Benson stated that she was not against development but did not like the reasons given for the Center's failure or the use of the CAC to promote the developer's agenda.
2. James Eder spoke regarding complaint based enforcement of the existing Codes. He stated his opinion that enforcement should be proactive.
3. Chris Denton, 1542 SE 22<sup>nd</sup> Place, agreed whole heartily with the previous two speakers. He stated that the new QFC was built to scale; was appropriate in size and character to the Bel East Shopping Center. The same renovation could have occurred at Lake Hills within the existing parameters if the developer had not insisted on building a monstrosity instead.

In response, Mr. Mathews stated that he disagreed that the Committee was promoting anyone's agenda. The CAC is only suggesting that the community move forward to work together on restoring these community areas.

4. Pam Ashiem, 170 155th Avenue SE, stressed the need to include adjacent property owners in the discussions of the shopping center.
5. Bart Goft restated the CAC's plus and minus points. He suggested strategies for the Lake Hills Shopping Center.
6. Joel Glass, 1312 145<sup>th</sup> Avenue SE, stated the concept for the Shopping Center was not to just give the developer what they want, but was to bring everyone together and think of what we can do that will serve the community. The idea was to bring the East Bellevue Community Council, the City, the developer and community together to shape the outcome.
7. Faye Williamson stated her hope that as a community we can come together and find solutions that enhances the whole community.

Chair Bell stated he was pleased with the Citizens Advisory Committee's approach to gathering community input and the resulting recommendations. He stated the Committee focused on the bigger picture.

Bill Serr stated the report missed the need for an economic grocery store.

Mr. Seal recounted past QFC proposals and subsequent move to the Bel East Shopping Center.

Mr. Keeffe recommended that the power line easement, an under utilized amenity between Kamber Road and NE 8<sup>th</sup>, be used for pedestrian trails. He suggested, in addition, the use of Bellevue School District properties. And, finally, he stated the major problem with the City of Bellevue was and always has been the lack of code enforcement.

Steve Cohn presented to Council the staff's responses to how the CAC's recommendations might be implemented, estimated costs and funding strategies. He described the ongoing and general direction type projects such as neighborhood lighting and visual improvements that have no dollar cost associated now, but, as the City improves roads and sidewalks, will be addressed later. Mr. Cohn stated the intermediate/contingent issues are projects that will take real dollars that are not funded at present. Concluding, Mr. Cohn identified future opportunities with no related timeframe. He invited Council to review the materials presented and welcomed any questions they might have.

Mr. Seal noted that Kamber Road was identified under the first category of the implementation plan and is presently underway. Mr. Cohn confirmed that work had begun on Kamber Road, stating the category to which Mr. Seal is referring is the current Capital Investments Plan.

Ms. Kuhn clarified process, stating the CAC presented its recommendations to the City Council on May 13<sup>th</sup>. Staff went back to City Council two weeks later with a proposed implementation plan. City Council has additional questions regarding implementation to which staff will respond on June 24<sup>th</sup>. It is staff's hope to obtain City Council approval to proceed with the immediate implementation items. Items requiring separate funding will of course go through the CIP approval process.

Mr. Keeffe questioned the stair stepping on the north-west edge of the presentation map. He pointed out that the area is all residential with the exception of Walgreens and oriented to the

south versus the north. In response, Mr. Cohn explained it was the City's attempt to use geographic boundaries already adopted.

Mr. Halgren stated his dislike of the use of school district boundaries. He stated that, in regards to revitalization of the shopping centers, the development process remains the same. Mr. Halgren stated he could not agree to anything in advance of the application/approval process due to legal proscriptions. With that in mind, he stated that he would try to facilitate community dialog but at a certain point could not participate.

Mr. Halgren pointed to the unintended consequences of changes to land use regulations that have negatively impacted neighborhoods.

(b) Proposed Cell Towers in the East Bellevue Area

Chair Bell stated discussion has been postponed until the July meeting.

(c) 140<sup>th</sup> Improvement Project Update

Chair Bell relayed an unofficial report that the project was three months ahead of schedule.

9. **COMMITTEE REPORTS** None.

10. **UNFINISHED BUSINESS** None.

11. **NEW BUSINESS:**

(a) East Bellevue Community Council's 2003/2004 Budget Proposal

The Clerk explained that staff would be presenting a status quo budget to the City Council with a minimal inflation factor.

Mr. Keeffe moved that the East Bellevue Community Council request that Mayor Marshall disassociate herself from any deliberations concerning the Community Council's budget by virtue of the fact that she has been found guilty by the Public Disclosure Commission of illegal use of campaign funds to promote the discontinuation of the two Community Councils. Mr. Halgren seconded the motion which carried with a 3-2 vote. Mr. Bell and Mr. Seal opposed the motion.

Mr. Keeffe quoted Lord Atkin, stating "All that is necessary for the triumph of evil is that men of goodwill do nothing".

Mr. Halgren moved that the Community Council submit a formal budget request to the City Manager for 2003/2004 funds adequate to publish and distribute one newsletter per year to East Bellevue Community Council constituents. Mrs. Wiechmann seconded the motion which carried 5-0.

(b) Code Enforcement

Mr. Halgren stated that in view of Margaret Smith's oral communication this evening, it would be appropriate for the Community Council to send a letter to the City Manager requesting clarification as to the responsible department for enforcing the Utility Code.

Mr. Seal suggested that the request include the type of enforcement invoked when a violation occurs.

There was Council consensus to send the letter inclusive of Mr. Seal's suggestion.

(c) 148<sup>th</sup> Six Lane Redevelopment

Mr. Keeffe suggested that the Community Council take a firm stand opposing any potential lane increases to 148<sup>th</sup>.

Mr. Halgren moved to send a letter to the City Manager and/or Director of Transportation requesting a staff update on the results of the BROTS North-South Corridor Study and 148<sup>th</sup> Avenue Mobility Improvement Package Open House that was held at the Bellevue Senior Center on May 16, 2002. He suggested that letter include Council's desire to hear staff's analysis of the comments received, the public support of alternatives, status of the alternatives presented and a general outline of planned steps for further progress.

Mr. Keeffe seconded the motion which carried with a vote of 5-0.

(d) CIP Proposed Additions

Chair Bell suggested that the Community Council weigh-in on the proposed additions to the Capital Investment Program affecting areas within the Community Council's jurisdiction. He listed projects of interest and scheduled dates for public input. Council was in agreement to include a request for an update on the results of the CIP meetings in the previous staff correspondence.

(e) SE 18<sup>th</sup> Pathway/Trail

Mr. Keeffe provided Council with a copy of a correspondence from Goran Sparrman dated October 11, 1999 regarding the SE 18<sup>th</sup> Street pathway. He gave a brief history of the twenty foot easement, pointing it out on the plat map.

Mr. Keeffe stated a revised memorandum to the City was sent out from the Community Council on June 4, 2002. He stated his plan to attend an upcoming Parks Board meeting regarding Community Council's support for an amendment to the Pedestrian/Bicycle Plan that incorporates the 18<sup>th</sup> SE pathway.

Mr. Halgren proposed relaying the Community Council's support via a memorandum to the Parks Department. There was Council consensus.

**12. CONTINUED COMMUNICATIONS**

Bart Goft stated he was glad he had not purchased his home along 148<sup>th</sup> Avenue due to traffic noise.

Bill Serr presented Council with his action plan and minority opinion in response to the West Lake Hills Citizen Advisory Committee recommendations.

Mr. Halgren reported his intention to attend an upcoming Parks Board meeting to present Council's memorandums regarding the need for a Master Plan for Robinswood Park.

13. **EXECUTIVE SESSION** None.

14. **APPROVAL OF MINUTES**

(a) June 4, 2002 East Bellevue Community Council Summary Minutes

Mr. Keefe noted two typographical corrections.

Mr. Seal moved approval of the June 4, 2002 East Bellevue Community Council summary minutes as corrected. Mr. Keefe seconded the motion which carried 5-0.

15. **ADJOURNMENT**

Mr. Halgren moved adjournment. Mr. Bell seconded the motion which carried 5-0. The meeting of June 4, 2002 adjourned at 10:59 PM.

Submitted by:

Michelle Murphy, CMC  
Deputy City Clerk