

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

November 7, 2001  
6:30 p.m.

Robinswood Park Cabana  
Bellevue, Washington

PRESENT: Chair Bell, Vice Chair Halgren, Councilmembers Keeffe, Lemieux, and Seal

ABSENT: None

STAFF: Kathleen Burgess, Planning and Community Development  
Kevin McDonald, PCD  
Dan Hardin, PCD  
Kris Liljeblad, Transportation Department

1. **CALL TO ORDER**

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

2. **ROLL CALL**

Upon roll call by the Deputy City Clerk, all Councilmembers were present.

3. **COMMUNICATIONS - WRITTEN AND ORAL**

Sharon Simas, 213 140<sup>th</sup> Avenue NE, submitted a letter and expressed concern about the City's lighting project on 140<sup>th</sup> Avenue. She said a light pole was recently installed directly outside the only bedroom window in her home that did not already have a street light shining into it. She feels there is no need to provide additional lighting for pedestrians at night. Ms. Simas noted that the recent removal of vegetation along 140<sup>th</sup> Avenue has increased the amount of light shining into their home at night. She asked the Community Council to represent her family's concerns with the City.

Mr. Halgren read a letter from James Eder expressing his appreciation to the East Bellevue Community Council and commenting on the Comprehensive Plan. Mr. Eder noted that local area shuttle bus service for East Bellevue, as referenced in the Comprehensive Plan, has not been implemented since the plan was revised in 1998. Also, he feels the Lake Hills Shopping Center rezone proposal violates at least seven elements of the Comprehensive Plan.

Howard E. Wilson, M.D., 14045 NE 6<sup>th</sup> Place, distributed copies of his letter to the editor in favor of retaining the community councils in Bellevue.

4. **APPROVAL OF AGENDA**

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

Mr. Keeffe requested the addition of agenda items 11(a), Eastside Journal Articles, and 11(b) Connie Marshall Mailing. Mr. Halgren requested the addition of agenda item 10(b), Master Plan for Robinswood Park.

The agenda was approved as amended by a vote of 5-0.

5. **PUBLIC HEARINGS:** None.
6. **RESOLUTIONS:** None.
7. **REPORTS OF CITY COUNCIL, BOARDS, AND COMMISSIONS:** None.
8. **DEPARTMENT REPORTS**
  - (a) 2002 Comprehensive Plan Update

Kathleen Burgess, Comprehensive Planning Manager, said the City is required to review its Comprehensive Plan every five years to ensure compliance with the Growth Management Act. The deadline for the first review is September 1, 2002. In October and November 2000, two public meetings were held to generate community input on Comprehensive Plan issues. The Planning Commission and the City Council have both approved staff's recommended scope of work for the review and a public participation program.

Ms. Burgess explained that the review will be conducted in two phases. State requirements and local priorities will be addressed for the September 2002 deadline. Additional issues such as population and employment targets, transit-oriented development, and neighborhood character will be reviewed in 2003 and 2004. Early next year, the state Office of Financial Management will publish proposed population and employment targets for all local governments. In King County, this information will be reviewed by the Growth Management Planning Council (GMPC). A Bellevue City Councilmember serves on the GMPC.

Ms. Burgess described the local priorities to be reviewed in the 2002 update:

- Local transportation vision
- Mode split goals
- Parks and Open Space Plan

In terms of state requirements for the 2002 update, Ms. Burgess said the state Office of Community Development created a checklist to assist local governments in their review of comprehensive plans and development regulations. Staff's review has determined that the following sections of the Comprehensive Plan are in need of updating: critical areas, essential public facilities, and minimum density for new housing. The City is also required to report on buildable lands in order to evaluate whether Bellevue is achieving densities and intensities consistent with the Comprehensive Plan. The Buildable Lands Report for 1996-2000 concludes that the density and intensity of development in Bellevue is consistent with the vision in the Comprehensive Plan. Ms. Burgess said the Growth Management Act requires cities to provide sufficient land to accommodate their 20-year population and employment targets. The Buildable

Lands Report concludes that Bellevue has sufficient land capacity to meet its population and employment targets for 2012. In adopting targets, a city commits to providing adequate zoned land with sufficient infrastructure, including transportation and water/sewer facilities, to meet the targets.

Ms. Burgess said Bellevue's housing target of 8,700 units by 2012 was set in 1993. Currently, the City has reached 65 percent (5,700 units) of the target in 40 percent of the time period. In 1993, the 2012 employment target was set at 28,800 jobs. As of last year, 40,000 new jobs had been created in Bellevue. Ms. Burgess noted that most of Bellevue's remaining residential and employment capacity is located in the downtown.

Kevin McDonald, Senior Planner, described the update to the critical areas portion of the Comprehensive Plan. The State directed local governments to use the best available science (BAS) in preparing policies and regulations and to give special consideration to anadromous fisheries (fish born in Bellevue's streams that go out to sea and then return to spawn). The Growth Management Act identifies the following as critical areas: wetlands, geologically hazardous areas (such as slopes), frequently flooded areas, fish and wildlife habitat conservation areas, and aquifers. Bellevue's update will focus on geologically hazardous areas, wetlands, and fish and wildlife habitats.

Mr. McDonald said the City Council recently established a Critical Areas Citizen Advisory Committee, with Nan Campbell as Chair, to assist in the update process. CAC members include property owners, interested citizens, environmental organizations, business representatives, and Board and Commission members. Community outreach will be conducted through meetings and workshops, the City's web site, and mailings.

In response to Mr. Keeffe, Mr. McDonald said all CAC meetings will be open to the public. In response to Mr. Halgren, Mr. McDonald said public comments will be solicited at community workshops and hearings.

Continuing, Mr. McDonald said the CAC is charged with reviewing existing regulations to determine if they represent the application of the best available science in the community. A recommendation from the CAC is due to the Planning Commission by May 2002.

Ms. Burgess said the Planning Commission held a public hearing on the Comprehensive Plan work program on October 29, 2001. Citizens will have additional opportunities for involvement in upcoming Planning Commission and City Council meetings and public hearings.

In response to Mr. Keeffe, Ms. Burgess said the annual Comprehensive Plan Amendment (CPA) process begins on December 1 and the CPA application deadline is January 31. Mr. Keeffe requested clarification of the roles of the West Lake Hills CAC, the two Neighborhood Networks (North and South), and the East Bellevue Community Council. Ms. Burgess said the West Lake Hills CAC is a short-term group established to focus on issues in their neighborhood. The Neighborhood Networks are informal associations of many neighborhood organizations and community clubs throughout the city.

Mr. Seal recalled attending a seminar about a year ago regarding federal regulations under the Endangered Species Act. He noted the federal government representative at the seminar was unable to adequately define the term “best available science.”

In response to Mr. Halgren, Ms. Burgess said the West Lake Hills CAC is a pilot program that will be expanded if found to be effective in planning neighborhood projects. In further response, Ms. Burgess said individual subarea plans will not be reviewed or revised during the 2002 Comprehensive Plan update process. Ms. Burgess said it is possible there will be recommended changes to the subarea plan from the West Lake Hills CAC. However, she noted that the West Lake Hills area contains portions of six different Comprehensive Plan subareas and that the CAC is just beginning its work. Mr. Halgren suggested that efforts to address neighborhood character, such as the West Lake Hills CAC, should be organized according to the subareas established in the Comprehensive Plan.

Mr. Bell described a letter from Scott Leonard regarding telecommunications towers. Ms. Burgess noted that Mr. Leonard submitted a copy to the Planning Commission for its consideration in reference to the five-year Comprehensive Plan update.

Referring to the Comprehensive Plan Evaluation Checklist on page 8 of the Council packet, Mr. Bell questioned the statement that Bellevue’s Comprehensive Plan is not in compliance with Countywide Planning Policy LU-66.b, which addresses minimum densities for new construction in residential zones. Ms. Burgess said the City currently defines minimum lot size but not maximum lot size.

Mr. Bell referenced page 38 of the packet (Buildable Lands report) and questioned the net density of 2.9 for properties zoned R-2.5 (2.5 units per acre). Ms. Burgess explained that some properties contain critical or sensitive areas that are not buildable. The development potential for the non-buildable portion can be transferred to the remainder of the property, resulting in a net density for the buildable portion that may vary slightly from the specified zoning level.

Jim Loring, 1815 153<sup>rd</sup> Avenue SE, referenced his October 29<sup>th</sup> letter to Ms. Burgess and stated that the Comprehensive Plan work program is moving too fast. He is skeptical about whether the numerous citizen advisory committees and neighborhood organizations provide meaningful feedback to the City. He commented that despite many studies, there are still too many cars on neighborhood streets. He is concerned that local roads and arterials will be expanded to accommodate future growth.

(b) Minimum Lot Square Footage and Calculation Methodology in Residential Zones

Dan Hardin, Senior Planner, referred to the Land Use Code Dimensional Chart on page 57 of the packet and explained that it reflects gross units per acre, which equates to raw land with no transportation facilities or other infrastructure. He noted that if there is a conflict between the minimum lot area and the permitted number of dwelling units per acre, the minimum lot area controls (Note 15 on page 58).

Mr. Keeffe feels the City’s land use classifications are misleading and that it would be preferable to list minimum lot square footages on the dimensional chart.

Mr. Seal described a recent situation in which property at Sunset Lane was divided into five lots, resulting in increased density. Mr. Hardin clarified that a rezone was granted for the property in an effort to conform with densities outlined in the Comprehensive Plan. He said several areas of the city had been zoned as 20,000 square foot lots, but the Comprehensive Plan later established 13,500 square foot lots for these areas. To achieve consistency with the Comprehensive Plan, the lots were rezoned and property owners then had the opportunity to replat their lots.

(c) Concurrency Update (LOS Snapshot as of May 31, 2001)

Kris Liljeblad, Assistant Director of Transportation, noted modest improvements in concurrency levels of service (LOS) as of May 31, 2001, for some areas of the city. He said staff will be requesting City Council approval to accept a state grant and undertake a study of new methodology for calculating concurrency level of service. The results of the study will be presented to the state legislature.

Mushtaq Rahman, Modeling and Forecasting Manager, distributed copies of the annual transportation concurrency update presentation. Bellevue's Traffic Standards Code outlines its concurrency approach, which measures volume-to-capacity ratios at 104 intersections in 13 Mobility Management Areas (MMAs) of the city.

In response to Mr. Bell, Mr. Rahman clarified the two-hour peak period measuring approach. Mr. Rahman said the total number of cars are counted between the hours of 4:00 and 6:00 p.m. and then divided by two to achieve an hourly average volume.

Continuing, Mr. Rahman said the annual concurrency update documents existing traffic conditions and estimates future levels of service based on anticipated private development and public infrastructure projects. A comparison of 1999 and 2000 traffic conditions indicates mixed results. Some MMAs experienced increased congestion while others experienced improvements in traffic volumes and flow.

Responding to Mr. Keeffe, Mr. Rahman referred Councilmembers to the map depicting Changes in Average Weekday Traffic Patterns, 1997-2000, for a more complete picture of concurrency levels citywide, including 140<sup>th</sup> Avenue.

Mr. Rahman said CIP (Capital Investment Program) project design has accelerated during the past year, producing more complete design information to be used in traffic modeling. In response to Mr. Keeffe, Mr. Rahman said assumptions regarding planned land use and CIP projects are incorporated into forecasting future LOS conditions. Mr. Liljeblad noted that Bellevue's modeling update process includes data coordination with surrounding jurisdictions.

In response to Mr. Keeffe, Mr. Liljeblad said the Growth Management Act does not require adjacent jurisdictions to mesh their concurrency approaches. He said local jurisdictions are responsible for establishing their own LOS standards and measurement approaches. Mr. Loring stated the City should incorporate the Traffic Standards Code and any future code modifications and/or ordinances into the Comprehensive Plan.

Chair Bell thanked staff for their report and discussion with the Council.

- (d) Third Quarter Home Occupation Report (Written report only)

Mr. Bell noted the written Third Quarter Home Occupation Report in the Council packet.

- 9. **COMMITTEE REPORTS:** None.

- 10. **UNFINISHED BUSINESS**

- (a) 140<sup>th</sup> Avenue Improvement Project

Mr. Bell read from a recent email and progress report from Les Wagner (Transportation Department) regarding the 140<sup>th</sup> Avenue improvement project. As of October 12, the contractor had installed storm drainage facilities and was scheduled to begin construction of retaining walls soon. Installation of the sound wall is expected to begin in November and the project will continue into late summer/early fall of 2002.

In reference to the complaint by Mr. and Mrs. Simas regarding lighting on 140<sup>th</sup>, Mr. Bell said Dirk Mitchell, Project Manager for Signals and Street Lighting, is compiling a written report of the City's lighting project. Mr. Bell noted that the City decreased lighting levels along 156<sup>th</sup> Avenue one to two years ago and has not received complaints from residents since the adjustment.

Mr. Keeffe praised the work of the City's contractor, R.W. Scott, and the overall management and progress of the project.

Mr. Bell requested a copy of Mr. Mitchell's report for the Community Council.

- (b) Master Plan for Robinswood Park

Mr. Halgren described a letter from Parks and Community Services Director Patrick Foran explaining that there is no existing adopted Master Plan for Robinswood Park because the park was established prior to the implementation of the City's master planning process. Mr. Halgren is concerned with the cumulative impact of changes to the park, such as the addition of trails and playgrounds, over time. He feels a master plan should be developed for the park.

- 11. **NEW BUSINESS**

- (a) Eastside Journal Articles

Mr. Keeffe described an article in the Eastside Journal that he feels contained falsehoods about the East Bellevue Community Council. The article also incorrectly identified Richard Chapin as a former City and Community Councilmember.

Mr. Lemieux said the West Lake Hills Citizens Advisory Committee will be holding its meetings in private homes. He feels this is improper and that public business should be conducted in public places.

Chair Bell asked that discussion of this matter be deferred until Item 12 on tonight's agenda.

(b) Connie Marshall Mailing

Mr. Keeffe expressed concern that Deputy Mayor Connie Marshall is involved in the campaign against the continuation of the community councils. He suggested asking the East Bellevue Community Council's representative in the City Attorney's Office to investigate the potential of Mrs. Marshall's having violated Washington state law and possibly the public open meetings act. After brief discussion, there was Council consensus to send a letter to City Attorney Dick Andrews requesting that he look into the matter and respond to the East Bellevue Community Council.

12. **CONTINUED COMMUNICATIONS**

Mr. Loring spoke in favor of implementing high-capacity transit and overall transit enhancements in Bellevue.

Chair Bell reported on the recent meeting of the West Lake Hills CAC, which has split into three subcommittees to address the following topics: neighborhood circulation, quality of life and neighborhood identity, and neighborhood services. These subcommittees will be meeting in small groups with City staff over the next few months at various locations. The objective of these small groups is to formulate a broad set of issues and ideas to bring before the whole CAC for consideration. In response to Mr. Seal, Mr. Bell stated that all CAC meetings have been noticed.

13. **EXECUTIVE SESSION**: None.

14. **APPROVAL OF MINUTES**

Mr. Seal moved to approve the summary minutes of the October 2, 2001, Regular Meeting. The motion was seconded by Mr. Lemieux and carried by a vote of 4-0. Mr. Keeffe did not vote because he was not present at the October meeting.

15. **ADJOURNMENT**

At 9:52 p.m., Mr. Bell declared the meeting adjourned.

Michelle Murphy  
Deputy City Clerk

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