

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

April 7, 2009  
6:30 p.m.

Lake Hills Community Clubhouse  
Bellevue, Washington

PRESENT: Vice Chair Elwin and Councilmembers Erwin, Gooding, and Seal

ABSENT: Chair Kasner

STAFF: Catherine Drews, Planning and Community Development  
Matt Jackson, Planning and Community Development  
Cheryl Kuhn, Planning and Community Development

1. **CALL TO ORDER**

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

2. **ROLL CALL**

Upon roll call by the Clerk, all Councilmembers were present except Chair Steve Kasner. Vice Chair Elwin led the flag salute.

(a) Swearing in of New Councilmember

The Clerk conducted the swearing in of the new Councilmember, Richard Erwin. Mr. Erwin took his seat at the Council table.

3. **COMMUNICATIONS - WRITTEN AND ORAL**: None.

4. **APPROVAL OF AGENDA**

Councilmember Seal suggested adding the following topics under Agenda Item 11: 1) Shell service station, Main Street and 148<sup>th</sup> Avenue, application for tank removal; 2) Short plat application at 217 140<sup>th</sup> Avenue NE. Mr. Seal noted that Bellevue is applying for federal stimulus funding, primarily for road projects but also for a water main replacement project.

Councilmember Gooding moved to approve the agenda, as amended. Councilmember Seal seconded the motion, which carried by a vote of 4-0.

5. **COURTESY PUBLIC HEARINGS**

## (a) Neighborhood Character Phase Two Proposed Land Use Code Amendments

Cheryl Kuhn, Neighborhood Outreach Manager, provided an update on Phase Two of the Neighborhood Character project, which is part of the Neighborhood Livability Action Agenda. She recalled that the City Council approved the Neighborhood Livability Action Agenda on September 25, 2006. The purpose of the initiative was to address property neglect and declining neighborhood appearance, neighborhood infrastructure (e.g., sidewalks), and the negative impacts of neighborhood infill and redevelopment.

Ms. Kuhn noted the challenges encountered due to varying opinions within the community about neighborhood appearance and the extent to which it should be regulated. Staff's initial research into the issues included: 1) Data from development files, 2) Community feedback, 3) Visual surveys of neighborhoods, and 4) Comparative data from other cities. Community feedback confirmed that residents were concerned about the loss of trees and greenspaces, privacy, and sunlight associated with the development of mega houses in existing neighborhoods, as well as about construction impacts.

In December 2007, the City Council adopted code amendments [Ordinance No. 5791] to address Phase One issues related to neighborhood redevelopment. In January 2008, the East Bellevue Community Council affirmed Ordinance No. 5791, which includes provisions addressing tree retention, residential building height, and construction practices.

Ms. Kuhn reviewed the proposed Phase Two code changes which require 30 percent retention of significant trees for new subdivisions; establish development standards pertaining to setbacks and daylight preservation; establish a maximum overall height limit; modify setback requirements for mechanical equipment in single-family residential areas; establish maintenance standards for vacant homes and abandoned building sites; shorten the lifespan of building permits from three to two years; and limit construction hours to 8:00 p.m. instead of 10:00 p.m.

Ms. Kuhn said the Planning Commission released its recommendations on the Phase Two code amendments in December 2008. The Commission will hold a public hearing on the proposed Land Use Code amendments in May. The City Council will review and take action on the amendments in June. Staff anticipates bringing the approved ordinance to the East Bellevue Community Council's July 7, 2009 meeting.

Catherine Drews, Legal Planner, briefly reviewed Attachment A in the meeting packet, which provides specific sections of the City Code affected by the Phase Two amendments including the Noise Code and Construction Code, as well as a new section addressing abandoned buildings. She responded to brief questions of clarification from the Council.

Matthews Jackson reviewed Attachment B from the meeting packet, which provides the proposed Land Use Code amendments related to mechanical equipment, floor-area ratio (FAR) for single-family lots, daylight plane, tree retention, and building heights.

Mr. Jackson responded to brief questions and comments from the Council. Responding to Councilmember Seal, Mr. Jackson said the City has a guidebook that addresses vegetation in critical areas. The City is currently developing a handbook on tree retention, pruning, and related topics as well that will be available to the public.

Vice Chair Elwin opened the courtesy hearing. No one came forward to comment.

Councilmember Seal moved to close the courtesy hearing. Councilmember Erwin seconded the motion, which carried by a vote of 4-0.

6. **RESOLUTIONS**: None.
7. **REPORTS OF CITY COUNCIL, BOARDS, AND COMMISSIONS**: None.
8. **DEPARTMENT REPORTS**: None.
9. **COMMITTEE REPORTS**: None.
10. **UNFINISHED BUSINESS**: None.
11. **NEW BUSINESS**
  - (a) Community Council Special Meeting (Annual Retreat) Discussion Topics

Vice Chair Elwin noted a consensus to postpone discussion regarding agenda items and topics for the Council's annual retreat.

- (b) Shell service station, Main Street and 148<sup>th</sup> Avenue - Application for tank removal

Councilmembers briefly discussed the Shell service station at Main Street and 148<sup>th</sup> Avenue, and expressed an interest in more information about the tank removal.

- (c) Short plat application at 217 140<sup>th</sup> Avenue NE.

The Council requested a brief written update from staff on this project.

12. **CONTINUED COMMUNICATIONS**: None.
13. **EXECUTIVE SESSION**: None.
14. **APPROVAL OF MINUTES**

# 394

East Bellevue Community Council  
Summary Minutes April 7, 2009

Councilmember Seal moved to approve the Summary Minutes of the March 3, 2009, East Bellevue Community Council meeting. Councilmember Erwin seconded the motion, which carried by a vote of 4-0.

## 15. **ADJOURNMENT**

At 7:45 p.m., Vice Chair Elwin declared the meeting adjourned.

Michelle Murphy, CMC  
Deputy City Clerk

/kaw