

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

June 2, 2009  
6:30 p.m.

Lake Hills Community Clubhouse  
Bellevue, Washington

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

ABSENT: None.

GUEST: Carol Saari, Development Services  
David Pyle, Development Services

1. **CALL TO ORDER**

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

2. **ROLL CALL**

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

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

4. **APPROVAL OF AGENDA**

Councilmember Seal suggested adding as Agenda Item 11(a), Consistency Amendments to Bellevue City Code 14.10, Traffic Standards Code.

Councilmember Erwin moved to approve the agenda, as amended. Councilmember Seal seconded the motion, which carried by a vote of 5-0.

5. **COURTESY PUBLIC HEARINGS**

(a) Carrington Apartments Rezone Application

Carol Saari, Land Use Planner, described an application submitted by Carrington Apartments to rezone 5.5 acres from R-15 (15 units per acre) to R-20. The apartments are on 148<sup>th</sup> Avenue SE near Bellevue Community College and across from Robinswood Park. The complex was built as 108 units in 1969 and annexed into Bellevue that same year. At the time of annexation, the property was designated with R-15 zone. The property to the south was annexed at the same

time and given a zoning designation of R-20. The Carrington Apartments complex has 19.5 units per acre. Ms. Saari said staff recommends approving the rezone application to reflect the existing development and as a housekeeping measure to update the land use map.

Patrick Mullaney, Foster Pepper, spoke on behalf of the applicant. He explained that the zoning designation became an issue approximately two years ago when the owner of the apartments was interested in selling. Potential lenders were not interested in financing the purchase however, due to the discrepancy between the zoning and the actual development on the site. The property was ultimately sold, and the new owner is interested in changing the zoning designation to reflect existing development. There are no plans for further development under the R-20 zoning, as the property already has 19.5 units per acre.

Ms. Saari said the application will go before the City's Hearing Examiner. The Hearing Examiner's recommendation will then go to the City Council for consideration.

Mr. Mullaney explained that the site provides parking capacity beyond that required by the City Code.

Chair Kasner opened the Courtesy Public Hearing.

Noting that no one was present at the meeting who wanted to speak, Chair Kasner closed the Hearing with the concurrence of the Council.

6. **RESOLUTIONS:** None.

7. **REPORTS OF CITY COUNCIL, BOARDS, AND COMMISSIONS**

Chair Kasner noted that Merle Keeney, Chair of the Parks and Community Service Board, will attend the next meeting as part of the Council's initiative to enhance its community outreach efforts.

8. **DEPARTMENT REPORTS**

(a) Shoreline Master Program Update

David Pyle, Senior Land Use/Environmental Planner, provided an update on the Shoreline Master Program. The Shoreline Management Act adopted in 1974 required that local jurisdictions implement Shoreline Master Programs. Bellevue adopted a master program in compliance with the law. However, the City did not adopt environment designations for geographic areas within the community.

In 2003, the Washington State Department of Ecology (DOE) set forth new regulations requiring local jurisdictions to review their master programs and to update them to include environment designations. The City is on schedule to complete its update in 2010. The Shoreline Management Act's objectives are to protect environmental quality, promote preferred water

oriented and water dependent uses, and to provide for and promote public access along shorelines.

Mr. Pyle explained that the City will conduct public outreach activities as part of the update process. Topics of focus include potential land use changes related to environment designations, shoreline restoration, public access, and dimensional guidelines pertaining to development and redevelopment.

The environment designations are based on existing uses, biological and physical characteristics of the shoreline, as well as state and federal regulations. The process to assign designations begins with an assessment of the ecological conditions through a community inventory of shoreline areas and land uses.

Mr. Pyle reviewed the types of environment designations, and responded to questions of clarification from the Council.

Responding to Chair Kasner, Mr. Pyle said Kelsey Creek's flow rate falls below the 22 cubic feet per second threshold that triggers shoreline requirements. Mr. Pyle noted that the City also has critical areas regulations that are separate from shoreline regulations.

Responding to the Council, Mr. Pyle said residential uses are listed as an exemption under the Shoreline Management Act and Shoreline Master Program. If a resident wants to alter a primary residence, the City would issue a letter of exemption to the applicant. Mr. Pyle noted that jurisdictions rarely write such letters as residential use is a known exemption.

Mr. Pyle said the City will submit periodic reports to the State DOE throughout the update process. The City will address the DOE's comments and solicit public input as issues arise. The updated Shoreline Master Program will ultimately need to be approved by the State.

Mr. Pyle noted that the City recently established a blog on its web site to provide a forum for public comments on citywide issues.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS:** None.

11. **NEW BUSINESS**

(a) Consistency Amendments to Bellevue City Code 14.10, Traffic Standards Code

Responding to Councilmember Seal, Chair Kasner asked for a written briefing on this issue for the Council.

12. **CONTINUED COMMUNICATIONS:** None.

13. **EXECUTIVE SESSION:** None.

14. **APPROVAL OF MINUTES**

Vice Chair Elwin moved to approve the Summary Minutes of the May 5, 2009, East Bellevue Community Council meeting. Councilmember Erwin seconded the motion, which carried by a vote of 5-0.

15. **ADJOURNMENT**

Councilmember Erwin moved to adjourn, and Councilmember Seal seconded the motion. The motion carried by a vote of 5-0.

At 7:38 p.m., Chair Kasner declared the meeting adjourned.

Michelle Murphy, CMC  
Deputy City Clerk

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