

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

February 1, 2005  
6:30 p.m.

Lake Hills Community Clubhouse  
Bellevue, Washington

PRESENT: Chair Bell, Vice Chair Keeffe, and Councilmembers Eder, Seal, and Wiechmann

ABSENT: None

STAFF: Kate Berens, Planning and Community Development  
Steve Cohn, Planning and Community Development  
Carol Saari, Planning and Community Development

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 Clerk, all Councilmembers were present. Chair Bell led the flag salute.

3. **COMMUNICATIONS - WRITTEN AND ORAL**

- (a) Richard Morris, President of Sunset Community Association, encouraged the Community Council to reconsider its rules regarding boat and RV parking to become consistent with requirements throughout the rest of the city.

Councilmembers acknowledged that this has been a controversial issue in the history of the community.

- (b) Patricia Knight, Community Outreach Coordinator, explained that the City's Neighborhood Liaisons are available to respond to issues, problems, and questions from citizens and to provide information about ongoing programs and services. As an example, Ms. Knight described the Neighborhood Match program which offers matching grants up to \$5,000 for neighborhood improvements such as entry signs, play equipment, and cleanup events.

4. **APPROVAL OF AGENDA**

Mr. Keeffe suggested the following additions to the agenda: 1) Wilson Short Plat under New business, and 2) Bellevue School District memo under Unfinished Business. Mr. Eder suggested

adding the following items under New Business: 1) Lake Hills Shopping Center, 2) Crossroads Shopping Center, 3) City Council Legislative Agenda, and 4) Accountability.

Mr. Keeffe moved to approve the agenda, as amended, and Mr. Eder seconded the motion. The agenda was approved as amended by a vote of 5-0.

## 5. **PUBLIC HEARINGS**

- (a) Ordinance No. 5571 amending the Bellevue Land Use Code to update building codes references.

Ms. Berens recalled that the Land Use Code Amendment (LUCA) replacing references to the “Uniform Building Code” with “International Building Code” was discussed with the Community Council on October 5, 2004. City Council adopted the amendment in Ordinance No. 5571 on December 6, 2004. Ordinance No. 5571 is not effective within the East Bellevue Community Council area until the EBCC either approves the ordinance or fails to act to disapprove the ordinance within 60 days following its enactment by the City Council.

Chair Bell opened the public hearing regarding Ordinance No. 5571. No one came forward to comment.

Mr. Keeffe moved to close the public hearing, and Mr. Eder seconded the motion. The motion to close the public hearing carried by a vote of 5-0.

- (b) **Courtesy Hearing** – Proposed Medical Institution District Comprehensive Plan Amendment (CPA) and Land Use Code Amendment.

Mr. Cohn noted a staff report in the meeting packet regarding a proposed Medical Institution (MI) district Comprehensive Plan Amendment and Land Use Code Amendment affecting the Overlake Hospital Medical Center site, which is outside of the Community Council’s area. Overlake Hospital is planning an expansion of its campus in conjunction with Group Health Cooperative. The Medical Institution district will allow office and business development related to hospital functions.

Ms. Saari explained that the Land Use Code amendment replaces the General Institution district with the Medical Institution designation. It adopts regulations applicable to the MI district including project review requirements, permitted uses, development intensity limitations, parking and transportation requirements, landscape/streetscape guidelines, and design review guidelines.

Ms. Saari distributed and described photos of the planned hospital/medical center expansion. Mr. Cohn and Ms. Saari responded to Councilmembers’ questions of clarification.

Staff referenced written questions and comments submitted by Mr. Eder. Mr. Cohn clarified that the pedestrian bridges might not be accessible at all hours, but the building code requires that a pedestrian is able to exit a bridge structure at all times. Mr. Cohn noted that Mr. Eder’s

comments regarding security are the responsibility of Overlake Hospital and are not the types of issues addressed in the Comprehensive Plan or Land Use Code.

Chair Bell opened the courtesy public hearing and the following citizens came forward to comment:

- (1) Bart Goft, 421 155<sup>th</sup> Place SE, suggested street lighting in the vicinity of the hospital should be brighter to make it easier for people to see where they are going, particularly in an emergency situation. Regarding Mr. Eder's concerns about the pedestrian bridge, Mr. Goft suggested some type of emergency/panic button that would enable people to call for help if needed.
- (2) Mike Hubbard, 6802 96<sup>th</sup> SE, Mercer Island, introduced himself as a consultant hired to coordinate the expansion of the Overlake Hospital Medical Center campus in partnership with Group Health Cooperative. He described the growing need for health care services. Mr. Hubbard discussed plans to extend NE 10<sup>th</sup> Street to better serve the medical campus and to enhance overall traffic circulation. Mr. Hubbard responded to Councilmembers' questions. City Council's next discussion regarding the project is scheduled for March 7.

Mr. Keeffe moved to close the courtesy public hearing, and Mr. Seal seconded the motion. The motion to close the courtesy hearing carried by a vote of 5-0.

Chair Bell declared a two-minute break. The meeting reconvened at 8:37 p.m.

## 6. **RESOLUTIONS**

- (a) Resolution No. 475 approving/disapproving City Council Ordinance No. 5571.

Mr. Keeffe moved to approve Resolution No. 475 approving City Council Ordinance No. 5571. Mr. Seal seconded the motion, which carried by a vote of 5-0.

- (b) Resolution No. 476, Election of Officers (Chair, Vice Chair, Alternate Vice Chair).

Chair Bell opened the floor for nominations for Chair. Mr. Keeffe nominated Mr. Bell to serve as Community Council Chair.

Chair Bell opened the floor for nominations for Vice Chair. Mr. Eder nominated Mr. Keeffe to serve as Vice Chair.

Chair Bell opened the floor for nominations for Alternate Vice Chair. Mr. Eder nominated Mr. Seal to serve as Alternate Vice Chair.

Upon hearing no further nominations, Mr. Keeffe moved to approve Resolution No. 476 electing the following officers: Chair Bell, Vice Chair Keeffe, and Alternate Vice Chair Seal. Mr. Eder

seconded the motion. The motion to approve Resolution No. 476 electing officers carried by a vote of 5-0.

Mr. Keeffe suggested revising draft Ordinance No. 476 to indicate it was passed by a unanimous vote rather than a majority vote. Chair Bell noted Council consensus to revise the ordinance.

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

8. **DEPARTMENT REPORTS:** None.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS**

(a) Bellevue School District Memo

Noting a memo written by Kathleen Burgess, Mr. Keeffe said he is pleased with Bellevue School District's national reputation for excellence.

11. **NEW BUSINESS**

(a) Wilson Short Plat

Referring to an item in the weekly permit bulletin, Mr. Keeffe clarified that the plat is not owned by Dr. Wilson.

(b) Lake Hills Shopping Center Status

Chair Bell reported on the stakeholders' meeting held on January 13. The owner, represented by Cosmos Development, indicated a continued interest in redeveloping the Lake Hills Shopping Center with mixed uses (office, retail, residential). Transportation Department representatives do not anticipate traffic problems associated with redevelopment. City regulations require a 30-foot setback/transition zone from residential areas. Cosmos Development and the City have not reached agreement regarding the needed number of parking spaces.

Mr. Bell said the Fire Department suggested modifications to the plans to accommodate emergency access. King County Library System would like to relocate the Lake Hills Library to this location.

(c) Crossroads Shopping Center Status

Mr. Eder referenced January 24 City Council packet materials regarding Crossroads Shopping Center. Mr. Keeffe clarified that the center is not within the East Bellevue Community Council

boundary. However, the area of interest includes the new Bartell Drugstore on the corner of 156<sup>th</sup> NE and NE 8<sup>th</sup> which is in East Bellevue Community Council's jurisdiction. Mr. Eder expressed concern regarding neighborhood traffic impacts if the center is redeveloped to add residential units.

Chair Bell noted Council consensus to request Mr. Eder's participation in the Crossroads Shopping Center stakeholder process.

(d) City Council Legislative Agenda

Mr. Eder read a section of the City Council's state legislative agenda regarding the Growth Management Act. He expressed concern regarding the City Council's position to pursue legislative action to clarify local government's authority to continue to provide specific concurrency exemptions for purposes that support growth management. Mr. Eder feels this conflicts with East Bellevue Community Council's previous concurrency lawsuit.

Councilmembers encouraged Mr. Eder to contact his state legislators with his concerns.

(e) Accountability

Mr. Eder noted House Bill 1064 and Senate Bill 1524 regarding state government accountability and encouraged the same legislation to affect local government performance and accountability.

Following discussion, Chair Bell noted consensus to postpone this issue to the March agenda.

12. **CONTINUED COMMUNICATIONS**

Chair Bell reminded Councilmembers about the Quarterly Home Occupation Report in their desk packets.

Mr. Eder noted ongoing construction at Lake Hills Elementary School on SE 8<sup>th</sup> Street. He stated his disappointment with the completed Sammamish High School project. Chair Bell explained that the blank wall functions as a rain shield. Student art might be added at some future time.

13. **EXECUTIVE SESSION**: None.

14. **APPROVAL OF MINUTES**

Mr. Keeffe moved to approve the Summary Minutes of the December 7, 2004 meeting, amended as follows:

Mr. Keeffe suggested a revision to the last full sentence on page two as follows: He stated it was there that the term “minimum lot size” originated in order to accommodate individual tag end lots. He suggested the following revision to the second paragraph on page three: In response, City Councilmember Balducci stated that she understood ~~the~~ the issue but failed to see its connection with the Planning Commission’s recommended 85% minimum density rule.

Mr. Seal seconded the motion. The motion to approve the minutes, as amended, carried by a vote of 5-0.

Mr. Keeffe moved to approve the Summary Minutes of the January 4, 2005 meeting, and Mr. Eder seconded the motion. The motion to approve the minutes carried by a vote of 5-0.

15. **ADJOURNMENT**

Mr. Seal moved to adjourn the meeting, and Mr. Keeffe seconded the motion. The motion to adjourn carried by a vote of 5-0.

At 9:34 p.m., Chair Bell declared the meeting adjourned.

Michelle Murphy, CMC  
Deputy City Clerk

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