

East Bellevue Community Council
Summary Minutes of Regular Meeting

February 7, 2006
6:30 p.m.

Lake Hills Community Clubhouse
Bellevue, Washington

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

ABSENT: None.

STAFF: Kathleen Burgess, Planning and Community Development
Kevin McDonald, Transportation

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 except Mr. Seal¹ were present. Chair Bell led the flag salute.

(a) Election of Community Council Officers

Mr. Bell referred Councilmembers to page 1 of the meeting packet outlining the procedures for nominations and election of the Community Council officers.

Mr. Bell opened the floor to nominations for Chair.

Mr. Keeffe nominated Mr. Bell to continue to serve as Chair.

Mr. Bell called for nominations three more times. Hearing none, Mr. Keeffe moved to close nominations, and Mr. Seal seconded the motion. The motion to close nominations carried by a vote of 5-0.

As the sole nominee, Mr. Bell was elected to serve as Community Council Chair.

Mr. Bell opened the floor to nominations for Vice Chair.

Mr. Keeffe nominated Mr. Seal to serve as Vice Chair.

¹ Mr. Seal arrived at 6:31 p.m.

Mr. Bell called for nominations three more times. Hearing none, Mr. Eder moved to close nominations, and Mr. Keeffe seconded the motion. The motion to close nominations carried by a vote of 5-0.

As the sole nominee, Mr. Seal was elected to serve as Community Council Vice Chair.

Mr. Bell opened the floor to nominations for Alternate Vice Chair.

Mr. Eder nominated Mr. Keeffe to serve as Alternate Vice Chair.

Mr. Keeffe nominated Mr. Eder to serve as Alternate Vice Chair.

Mr. Bell called for nominations three more times. Hearing none, Mr. Eder moved to close nominations, and Mr. Keeffe seconded the motion. The motion to close nominations carried by a vote of 5-0.

Mr. Keeffe was elected by a vote of 4-0 to serve as Community Council Alternate Vice Chair.

Resolution 482 confirming election of the 2006 East Bellevue Community
Council officers

Mr. Keeffe moved to adopt Resolution 482 confirming the election of Chair Bell, Vice Chair Seal, and Alternate Vice Chair Keeffe as the 2006 East Bellevue Community Council officers. Mr. Seal seconded the motion, which carried by a vote of 5-0.

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

4. **APPROVAL OF AGENDA**

Mr. Keeffe suggested adding Agenda Item 11(a) to discuss recognition of former Councilmember Wiechmann for her service.

Mr. Eder suggested adding Agenda Item 10(a), Lake Hills Shopping Center.

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

5. **PUBLIC HEARINGS**

- (a) City Council Ordinance 5649 amending the Bellevue Land Use Code to modify land use permit notice requirements

Kathleen Burgess, Comprehensive Planning Manager, recalled that the East Bellevue Community Council held a courtesy public hearing on November 1, 2005, regarding the proposed Land Use Code Amendment to modify land use permit notice requirements. Staff

proposed expanding the required notice distance from 200 feet to 300 feet. The City Council adopted Ordinance 5649 on January 3, 2006, expanding the notice distance to 500 feet.

Chair Bell opened the public hearing on City Council Ordinance 5649.

No one came forward to comment.

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

- (b) City Council Ordinance 5650 amending the Bellevue Land Use Code to clarify Comprehensive Plan amendment and review procedures and public participation in the process

Ms. Burgess said the Community Council held a courtesy public hearing on November 1 regarding the proposed Land Use Code Amendment to clarify Comprehensive Plan amendment and review procedures and public participation in the process. Ms. Burgess briefly reviewed the process in which individuals or entities may initiate Comprehensive Plan amendments on an annual basis by January 31. All suggestions are reviewed by the Planning Commission and recommendations are forwarded to the City Council. Council reviews the recommendations and selects amendments for the CPA annual work program. Ms. Burgess said the City Council is allowed to initiate CPAs at any time as well.

Responding to a question raised by the Community Council in November, Ms. Burgess explained that the Community Council cannot initiate a CPA. However, any individual including a Community Councilmember may submit a suggested CPA. Responding to Mr. Keeffe, Ms. Burgess said a deposit of \$578 is required toward staff time to review the CPA suggestion. If the CPA is site-specific, the City charges the applicant \$295 per land use action sign required, if applicable.

Ms. Burgess responded to additional questions of clarification.

Responding to Mr. Keeffe, Ms. Burgess explained that City Councilmember Don Davidson voted against Ordinance No. 5650 because he feels the CPA process is becoming too lengthy and complicated. Ms. Burgess noted staff's position that Ordinance No. 5650 clarifies the process.

Chair Bell opened the public hearing on City Council Ordinance 5650.

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.

Responding to Mr. Eder, Ms. Burgess said the Comprehensive Plan process is guided by the state Growth Management Act. Bellevue's planning is consistent with King County's Countywide Planning Policies as well.

Mr. Keeffe does not support Ordinance No. 5650. He disagrees with City policy that prohibits the Community Council from initiating a Comprehensive Plan amendment. He agrees with Dr. Davidson's position that the process is overly complicated.

Mr. Eder referenced page 60 of the packet materials and questioned the term "nonproject decisions." Ms. Burgess explained that this refers to legislative policy decisions, such as a Land Use Code Amendment, that are not related to a specific project.

Chair Bell referred to page 5 of the packet materials regarding the definition of "any person" as it relates to who is eligible to propose a non-site-specific CPA. Mr. Bell noted the court decision clarifying that the Community Council's powers are limited to those specifically stated in the applicable RCW. He feels there would be a conflict of interest if the Community Council could initiate a CPA because the Council might ultimately be in a position to approve or disapprove the CPA.

6. **RESOLUTIONS**

- (a) Resolution 483 approving City Council Ordinance 5649

Mr. Seal moved to adopt Resolution 483 approving City Council Ordinance 5649. Mr. Keeffe seconded the motion, which carried by a vote of 5-0.

- (b) Resolution 484 approving City Council Ordinance 5650

Mr. Seal moved to adopt Resolution 484 approving City Council Ordinance 5650. Mr. Penrose seconded the motion. The motion carried by a vote of 3-2, with Councilmembers Eder and Keeffe opposed.

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

8. **DEPARTMENT REPORTS**

- (a) Bel-Red Corridor Project Update

Kevin McDonald, Sr. Transportation Planner, provided an update on the Bel-Red Corridor Project. He recalled that the City Council created a project last summer to study the Bel-Red Corridor and develop a future vision for the area.

Responding to Mr. Keeffe, Mr. McDonald said the boundaries of the study area extend from one parcel south of Bel-Red Road to SR 520 to the north.

Mr. McDonald explained that the study provides an opportunity to integrate land use and transportation planning and, more specifically, to study the potential impacts of high-capacity transit (HCT) for the area. The City Council is also interested in identifying opportunities to add amenities to this portion of the community. The general scope of work includes an economic and market analysis, land use and alternatives analysis, transportation analysis, evaluation of

HCT alternatives, environmental review, identification of a preferred land use and transportation approach, and financing and implementation strategies.

Responding to Mr. Keeffe, Mr. McDonald said the two HCT modes identified by the City Council and Sound Transit to be studied are light rail and rail-convertible bus rapid transit (bus rapid transit that could be converted to light rail in the future).

Responding to Mr. Eder, Mr. McDonald said King County is interested in buying the Burlington Northern Santa Fe railroad through Bellevue. The matter is complicated by numerous easements and rights-of-way along the railroad. However, Burlington Northern no longer wants to own the corridor. If purchased by the County, an anticipated multi-jurisdictional planning effort will decide how the corridor will be utilized.

Responding to Mr. Eder, Mr. McDonald said Bellevue staff are coordinating with Redmond staff regarding the Bel-Red Corridor Study.

Mr. McDonald briefly discussed the potential for redevelopment along the Bel-Red corridor, with Microsoft at one end and Overlake Hospital Medical Center at the other end. He noted opportunities for enhancing wetlands and daylighting streams currently in the area. Mr. McDonald displayed a map of the internal street grid of the area and noted the potential for adding more street connections. He briefly reviewed planned regional transportation improvements including expansion of SR 520, extension of NE 10th Street across I-405, and implementation of HCT. Mr. McDonald described the potential for residential development, as well as the development of parks and trails, within the area.

Mr. Keeffe expressed concern that the wedding cake model for planning development in and around the downtown has changed. Mr. McDonald said that approach was identified 25 years ago. The City Council recently recognized that the community has changed greatly and the Bel-Red Corridor is in need of a review. Mr. McDonald said the intent of the Bel-Red study is not to initiate a second “downtown” but to facilitate desirable residential, office, recreation, and retail development.

Mr. Bell sees the study as seeking to develop the highest use of the land and to stimulate economic activity.

Mr. Eder expressed concern about fostering too much residential development at the expense of businesses and employers. He noted the heavy residential development and the lack of businesses and office space in downtown Vancouver, B.C., Canada.

Mr. McDonald said the type of development described by Mr. Eder has been driven by the market. He described the City’s interest in balancing jobs and housing citywide. Bellevue currently has many more jobs than housing, which contributes to traffic congestion during the daytime.

Continuing with the presentation, Mr. McDonald said the City Council appointed a 16-member steering committee, co-chaired by former mayors Mike Creighton and Terry Lukens, to represent the community during the Bel-Red Corridor Study. All monthly meetings are open to the public.

Additional community meetings are being held by staff to facilitate public involvement in the planning process.

Responding to Mr. Keefe, Mr. McDonald said the study will continue into early 2007.

Mr. McDonald noted pages from the project web site included within the presentation handout.

Responding to Mr. Eder, Mr. McDonald said the steering committee will travel in March to observe development and the light rail route along the west side of Portland through Hillsboro and Beaverton.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS**

(a) Lake Hills Shopping Center

Mr. Eder referred to a communication from Cheryl Kuhn, Neighborhood Outreach Manager, regarding the Lake Hills Shopping Center Master Plan. He requested a copy of the concomitant agreement for the site.

11. **NEW BUSINESS**

(a) Recognition of Councilmember Wiechmann's Service

Mr. Keefe suggested drafting a resolution of commendation for Councilmember Wiechmann's service on the East Bellevue Community Council. Chair Bell noted a consensus to ask staff to prepare a resolution.

12. **CONTINUED COMMUNICATIONS**

(a) Neighborhood Liaison Outreach 2005 Top Ten Issues

Mr. Bell noted page 72 of the meeting packet, which provides a list of the Neighborhood Liaison Team's top ten issues.

Mr. Keefe expressed concern regarding issue number 7, tension between Bellevue Community College and surrounding neighbors. Mr. Eder and Mr. Keefe said residential homes have been converted to office space for the college.

Mr. Seal referred to the notice and construction update on the elevated boardwalk along 156th Avenue. The trail is closed because the property owner of the three lots at the north end wants to develop the land.

13. **EXECUTIVE SESSION:** None.

14. **APPROVAL OF MINUTES:** None.

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 8:55 p.m., Chair Bell declared the meeting adjourned.

Michelle Murphy, CMC
Deputy City Clerk

/kaw