

East Bellevue Community Council
Summary Minutes of Regular Meeting

May 1, 2007
6:30 p.m.

Lake Hills Community Clubhouse
Bellevue, Washington

PRESENT: Chair Bell, Vice Chair Seal, and Councilmembers Gooding and Kasner

ABSENT: None.

STAFF: Nicholas Matz, Sr. Planner – PCD
Mike Upston, Sr. Planner – PCD
Matt Jackson, Sr. Planner – PCD

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**: None.

4. **APPROVAL OF AGENDA**

With Council consensus, Chair Bell noted that Item 10(a) will be taken next before the remainder of the agenda items.

Vice Chair Seal requested the addition of Agenda Items 11(a), Samena Club Phase 5, and 11(b), Baker Short Plat.

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

[Interruption in Agenda]

10. **UNFINISHED BUSINESS**

(a) Council Vacancy

Michael Elwin, applicant for the Community Council vacancy, introduced himself and provided a brief history of his community involvement.

Mr. Seal moved to approve Michael Elwin's appointment to the East Bellevue Community Council to fulfill the unexpired term of Position 1. Mr. Kasner seconded the motion, which carried by a vote of 4-0.

At 6:38 p.m., Chair Bell called a brief recess for the swearing in of the new Councilmember.

The meeting resumed at 6:41 p.m. Mr. Elwin took his seat at the Council table.

[Agenda Resumed]

5. **COURTESY PUBLIC HEARINGS**

- (a) Public Hearing on City Council Ordinance 5731 amending the Southeast Bellevue Subarea Plan Map with the 2006 Hancock/Muren Comprehensive Plan Amendment (CPA)

Mr. Matz provided an overview regarding the 2006 Hancock/Muren Comprehensive Plan Amendment (CPA). He recalled that the Community Council held a courtesy public hearing regarding the CPA on October 3, 2006.

Chair Bell opened the Public Hearing.

Seeing no one wishing to speak, Mr. Seal moved to close the Public Hearing. Mr. Gooding seconded the motion, which carried by a vote of 5-0.

Responding to Mr. Seal, Mr. Matz said the pedestrian access easement will be retained due to the future possibility that a connection will be developed to other trails.

Chair Bell feels the increased density from Single Family-Low (SF-L) to Single Family-Medium (SF-M) is reasonable.

- (b) Public Hearing on City Council Ordinance 5727 amending the Land Use Code creating a Master Development Plan Approval Process

Mr. Upston provided an overview of the Master Development Plan approval process. It represents an administrative process with decision criteria requiring consistency with the Comprehensive Plan and Subarea Plan. The process was created approximately one year ago to enable the Overlake Hospital Medical Center to expand and to add a Group Health facility. This resulted in the creation of a Medical Institution District.

Ordinance 5727 amends and reorganizes regulations and design guidelines applicable to the Factoria F1 Land Use District and adopts a Master Development Plan approval process in the Land Use Code. This provides the Factoria Mall owner the flexibility to move some allowed uses around the site and to redevelop the site in a way that will meet market demands.

Chair Bell opened the Public Hearing. No one came forward to comment.

Mr. Kasner moved to close the Public Hearing. Mr. Seal seconded the motion, which carried by a vote of 5-0.

Responding to Mr. Seal, Mr. Upston said the Master Development Plan approval process could be applied to other large sites. However, this option would not be attractive to a developer unless a project was developed in phases. The Kelsey Creek Shopping Center has applied for the process. This type of process requires a Master Development Plan instead of design review. The project must meet all zoning standards as well. Mr. Upston briefly reviewed the application process.

Mr. Seal moved to close the Public Hearing. Chair Bell seconded the motion, which carried by a vote of 5-0.

(c) Courtesy Hearing on Proposed Hancock/Muren Rezone Application

Mr. Jackson provided the staff report regarding the proposed Hancock/Muren rezone application. The proposal rezones 3.77 acres from R-1 (one unit per acre) to R-3.5 (3.5 units per acre) to facilitate future single-family residential subdivision and construction. A wetland is located on the site. The PCD Director will develop a recommendation to be presented before the Hearing Examiner.

Chair Bell opened the Public Hearing.

John Hancock, applicant, described his rezone application. He said this is the only property in the area designated as R-1, which was how King County had designated the site. R-3.5 will result in development of four lots, with each approximately 10,000 square feet. He asked the Council to support the rezone.

Mr. Seal moved to close the Public Hearing. Mr. Gooding seconded the motion, which carried by a vote of 5-0.

Responding to Mr. Kasner, Mr. Jackson said a R-2.5 designation, instead of R-3.5, would result in the development of one less unit with a minimum lot size of 13,500 square feet.

Mr. Jackson responded to additional questions of clarification. He explained that once a subdivision application is received, easement requirements will be applied.

Chair Bell noted that most people in the neighborhood have favored lower density development. Mr. Kasner concurred.

Mr. Hancock replied that 10,000 square feet is a large lot.

Mr. Jackson explained that staff's analysis for the Hearing Examiner will compare likely development with R-2.5 zoning vs. R-3.5. The Comprehensive Plan contains a number of policies supporting new residential development that are consistent with existing neighborhoods. He said he understands the history of the neighborhood context.

Chair Bell said he would like to hear the results of a comparison of R-2.5 and R-3.5 zoning. Mr. Kasner expressed a similar concern regarding the impact of rezones on future development in the overall East Bellevue area.

Mr. Seal said he is comfortable with the R-3.5 zoning designation.

Mr. Gooding complimented Mr. Hancock for proposing a R-3.5 zoning instead of R-5.

Chair Bell closed the Public Hearing.

6. **RESOLUTIONS**

- (a) Resolution 493/493a approving/disapproving adoption of Ordinance 5731

Mr. Seal moved to approve Resolution 493 approving City Council Ordinance 5731. Mr. Kasner seconded the motion, which carried by a vote of 5-0.

- (b) Resolution 494/494a approving/disapproving adoption of Ordinance 5727

Mr. Seal moved to approve Resolution 494 approving City Council Ordinance 5727. Mr. Bell seconded the motion, which carried by a vote of 5-0.

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

8. **DEPARTMENT REPORTS:** None.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS**

[Item 10(a) occurs earlier in Agenda.]

Responding to Mr. Kasner, Chair Bell reported on a training session to be held with the Houghton Community Council (City of Kirkland). Proposed dates are May 23rd, 24th, 30th or 31st.

Following discussion, Councilmembers expressed a preference for May 31, with May 30 as the second choice. The training session will be held in the evening, most likely in Bellevue City Hall.

11. **NEW BUSINESS**

(a) Samena Club Phase 5

Councilmember Seal reported on the Samena Club Phase 5 application for a Shoreline Development Permit to demolish two structures and construct a new two-story structure to cover the pool and provide lockers and activity space.

(b) Baker Short Plat.

Mr. Seal noted the Baker Short Plat to subdivide one lot, located at approximately 140th Avenue SE and Sunset Way, into two lots.

12. **CONTINUED COMMUNICATIONS**: None.

13. **EXECUTIVE SESSION**: None.

14. **APPROVAL OF MINUTES**

Mr. Seal moved to approve the Summary Minutes of the April 3, 2007 meeting. Mr. Kasner seconded the motion, which carried by a vote of 5-0.

15. **ADJOURNMENT**

At 7:55 p.m., Mr. Kasner moved to adjourn, and Mr. Seal seconded the motion. The motion carried by a vote of 5-0.

Chair Bell declared the meeting adjourned.

Michelle Murphy, CMC
Deputy City Clerk

/kaw