

East Bellevue Community Council
Summary Minutes of Regular Meeting

August 2, 2005
6:30 p.m.

Lake Hills Community Clubhouse
Bellevue, Washington

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

ABSENT: Councilmember Wiechmann

STAFF: Kate Berens – 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 except Mrs. Wiechmann were present. Chair Bell led the flag salute.

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

4. **APPROVAL OF AGENDA**

Mr. Keeffe moved to approve the agenda, amended to add Agenda Item 11 (a), Hidden Pines Short Plat, under New Business. Mr. Eder seconded the motion. The motion to approve the amended agenda carried by a vote of 4-0.

[Agenda Interruption]

8. **DEPARTMENT REPORTS**

(a) Landerholm Plaza 05-113732-LD

Chair Bell noted materials regarding Landerholm Plaza in the Council packet beginning on page 66. Ms. Saari explained that the City has received a land use application to develop Landerholm Plaza, a two-story office building near Bellevue Community College, west of the Shell station. She noted a similar project was proposed four years ago but did not move forward due to the economy.

Dennis Dieni, JPC Architects, said the proposed development site abuts Landerholm Circle. A portion of the 145th Place SE right-of-way was recently vacated and this area will be used for parking and landscaping for the project. The site covers approximately 1.26 acres and is located in a transition zone between residential property and more intense commercial uses. The design review application proposes a two-story office building (approximately 27,000 square feet), surface and underground parking, site landscaping, and utilities. The building is designed to blend in with adjacent residential development. The project will be able to retain more significant trees than required by City regulations.

Responding to Chair Bell, Ms. Saari said the project is consistent with the current zoning designation. However, design review is required for the site. The project is scheduled for completion by next summer.

Responding to Mr. Keeffe, Mr. Dieni said the maximum height allowed is 30 feet above the average grade.

[Agenda resumed.]

5. **PUBLIC HEARING**

- (a) Ordinance No. 5615 amending the Bellevue Land Use Code to allow for the permitting of Temporary Encampments while assuring the health, safety, and welfare of all residents of those encampments and of the citizens of Bellevue; amending Sections 20.35.015, 20.35.045, 20.35.070, 20.50.018, and 20.50.048 of the Bellevue Land Use Code; creating a new Part 20.30U and creating new Sections 20.35.500, 20.35.510, 20.35.520, 20.35.525, 20.35.530, 20.35.535, and 20.35.540 of the Bellevue Land Use Code; and establishing an effective date.

Chair Bell opened the public hearing regarding Ordinance No. 5615 amending the Bellevue Land Use Code to allow for the permitting of temporary encampments. He explained that the East Bellevue Community Council can approve or disapprove the ordinance as it applies within the Community Council's boundaries. If disapproved, the ordinance will go into effect for the remainder of the city.

Ms. Berens said Ordinance No. 5615 was adopted by the City Council on July 25 and becomes effective on August 3. A courtesy hearing regarding the proposed ordinance was held before the Community Council in June. Ms. Berens noted a change to the draft ordinance since early June to create a new land use permitting process (Process V) to address temporary encampments. Process V requires notification to property owners within 600 feet of a proposed encampment, a mandatory public meeting, a decision by the Director of Planning and Community Development, and the opportunity to appeal a decision to Superior Court. The draft ordinance requires an encampment sponsor/host to meet and confer with nearby schools, preschools, and day care centers and with the Bellevue Police Department.

Ms. Berens noted the draft ordinance specifies that temporary encampments can be established only as an exercise of religious freedom and ministry. It allows temporary encampment sponsors to apply for a hardship exception if a requirement presents a substantial burden. Ms. Berens explained that if the Community Council rejects the ordinance, the current temporary use permit process will remain in effect within the Community Council's boundaries. This process does not require public notice and is not specifically tailored to temporary encampment uses. It would allow encampment sitings for up to 90 days instead of the 60-day limit in Ordinance No. 5615.

The following citizens came forward to comment on Ordinance No. 5615:

- (1) Joel Jackman expressed support for Ordinance No. 5615.
- (2) Damian Golden expressed support for Ordinance No. 5615.
- (3) Nancy Gilchrist, administrator of Lake Hills Montessori School, expressed support for Ordinance No. 5615.
- (4) Nate Garvin lives in Renton and his son attends a preschool in Bellevue. He expressed support for Ordinance No. 5615.
- (5) Sally Wing expressed general support for Ordinance No. 5615, noting a concern that some of the regulations could create a hardship for many congregations.
- (6) John Chelminiak, Bellevue City Council, encouraged adoption of Ordinance No. 5615.
- (7) Scott Robertson expressed support for Ordinance No. 5615.
- (8) Karen Mae Smith, a member of the Eastside Interfaith Social Concerns Council, expressed support for Ordinance No. 5615. However, she favors a 90-day duration for encampments and feels some of the regulations are overly restrictive.
- (9) Scott Winter encouraged adoption of Ordinance No. 5615 but expressed concern about crime rates associated with previous Tent City locations.
- (10) Bill Serr opposes Ordinance No. 5615 and homeless encampments in general.
- (11) Tonya King, a member of Holy Cross Lutheran Church, expressed support for Ordinance No. 5615.
- (12) James Nakatsu, Mercer Island, supports Ordinance No. 5615. He expressed concern about communicable diseases, however.
- (13) Jeremy Hubbell supports Ordinance No. 5615.

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- (14) Bart Goft feels Ordinance No. 5615 is flawed and regrets the need for homeless encampments in our society.
- (15) Chair Bell read a letter from Joseph Schuster encouraging the City to allow a homeless encampment at Temple B'nai Torah.
- (16) Mr. Bell read an email from Ron Swicord, a resident who opposes homeless encampments and feels they are a political tool.
- (17) Win Cannon spoke against homeless encampments.
- (18) Doug Wagner acknowledged that homelessness needs to be addressed. However, he expressed concern about encampments near schools and day care centers.
- (19) Linda Ellsworth noted that many homeless people are veterans who are not receiving adequate care. She feels homeless encampments can help individuals get back on their feet and encouraged compassion for the homeless.
- (20) Dale Behar, Seattle, noted that current Tent Cities check to see if residents are sex offenders. However, residents are not reviewed for any additional criminal background. He feels the encampments represent a political agenda. SHARE/WHEEL informed Mr. Behar they do not provide any social services beyond a place to live and meals. He is opposed to encampments located near schools and day care centers.
- (21) Neil Penrose expressed support for Ordinance No. 5615, which he feels provides stricter regulations than the current temporary use permit process.

Responding to Chair Bell, Ms. Berens confirmed the City has a contract for up to \$150,000 toward legal services associated with developing the ordinance.

- (22) Responding to a comment by Mr. Goft regarding adult children living with their parents, Pat Bell noted this analogy has no impact on the overall community. She feels citizens can do as they please on their own property and that homelessness is a different issue.

Mr. Seal moved to close the public hearing, and Mr. Keeffe seconded the motion. The motion to close the hearing carried by a vote of 4-0.

Responding to Mr. Eder, Ms. Berens explained that an encampment host can be a church, organization, or individual exercising religious worship or ministry.

Responding to Chair Bell, Councilmember Chelminiak noted the City's support of many human services organizations including A Regional Coalition for Housing (ARCH) which provides housing projects. Mr. Bell expressed support for Ordinance No. 5615.

Mr. Keeffe expressed support for Ordinance No. 5615 noting that nothing, including the ordinance, is perfect. He feels it is better than the current temporary use permit process.

6. **RESOLUTIONS**

- (a) Resolution 480 approving/disapproving Ordinance No. 5615.

Mr. Seal moved to approve Community Council Resolution No. 480 adopting Ordinance No. 5615, and Mr. Eder seconded the motion. The motion carried by a vote of 4-0.

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

9. **COMMITTEE REPORTS**

Mr. Eder reported that he attended a recent City Council meeting to commend specific City staff.

10. **UNFINISHED BUSINESS:** None.

11. **NEW BUSINESS**

- (a) Hidden Pines Short Plat

Mr. Keefe highlighted the proposed Hidden Pines short plat at 1830 145th Place SE.

12. **CONTINUED COMMUNICATIONS:** None.

13. **EXECUTIVE SESSION:** None.

14. **APPROVAL OF MINUTES**

Mr. Keefe moved to approve the Summary Minutes of the July 5, 2005 meeting. Mr. Seal seconded the motion, which carried by a vote of 4-0.

15. **ADJOURNMENT**

Mr. Keefe moved to adjourn the meeting, and Mr. Seal seconded the motion. The motion to adjourn carried by a vote of 4-0.

At 8:33 p.m., Chair Bell declared the meeting adjourned.

Michelle Murphy, CMC
Deputy City Clerk

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