

East Bellevue Community Council
Summary Minutes of Regular Meeting

October 4, 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: JoAnn Jordan – Fire Department
Leah Porco – 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**

JoAnn Jordan, Interim Emergency Preparedness Manager, explained that her regular position is Emergency Preparedness Education Coordinator within the Fire Department. She distributed a brochure regarding the City's Emergency Management Program, which was established in 1991 following the 1989 San Francisco earthquake. The program focuses on preparedness for a wide range of hazards and disasters as the results of any disaster are largely predictable and similar.

The Emergency Management Program consists of an Emergency Operations Board composed of the City Manager and department directors and an Emergency Management Committee. The Board oversees and makes policy decisions regarding emergency response (e.g., curfews, price gouging restrictions, adjustments to City employee schedules). The Emergency Management Committee is composed of mid-level managers who staff the Emergency Operations Center (EOC) in the event of an emergency or drill. The EOC is a focal point for the exchange of information between City departments, emergency workers, other jurisdictions and agencies, community organizations, and residents.

Ms. Jordan said the City's plan coordinates with King County's Regional Disaster Plan. When this regional plan is activated, representatives from Zone 1 jurisdictions will meet in Bellevue to coordinate mutual aid and support. Additional requests are forwarded to the county, state and federal governments as appropriate.

Ms. Jordan said it is important for citizens to be prepared to take care of their immediate needs for at least three days following a disaster. She noted Bellevue is one of the few jurisdictions with a dedicated Emergency Preparedness Education Coordinator to assist the community, as well as an Emergency Preparedness Manager. The education program includes four components: 1) Strengthening Preparedness Among Neighbors (SPAN) program, 2) school programs, 3) business community coordination, and 4) City employees preparedness.

Ms. Jordan announced a community preparedness class scheduled for Thursday, October 13, which already has approximately 100 citizens registered.

Ms. Jordan said residents are encouraged to stay off all phones, including cell phones, for at least 3 to 5 hours following a disaster unless there is a life-threatening emergency. She encouraged citizens to identify an out-of-area contact, known to all family members, to facilitate communication and family reunions following a disaster.

Responding to Mr. Keeffe, Ms. Jordan said any City department that anticipates or has already exceeded its capability of emergency response can activate the City's Emergency Management Plan. The EOC is activated according to the level of support needed. In the New City Hall, the EOC will be on the third floor. The 911 Communications Center is moving to the New City Hall as well.

Responding to Mr. Eder, Ms. Jordan said the American Red Cross publishes brochures in 27 languages to assist residents who do not speak English. Ms. Jordan speaks to groups through interpreters as well (e.g., foreign languages, deaf) and coordinates with social service agencies. She encouraged residents to have an AM/FM radio for access to emergency information and instructions.

Responding to Mr. Keeffe, Ms. Jordan said the City conducts a drill exercise (earthquake, hazardous materials spill, weather emergency, terrorist event) at least once a year.

Responding to Mr. Seal, Ms. Jordan said Bellevue's emergency communications systems works well. She noted a national effort to improve emergency communications and to provide federal grants for this purpose. Bellevue implemented an 800Mhz radio system a few years ago, which allows communication with other jurisdictions and between City departments. Some weaknesses in this system were identified and subsequently addressed following the Nisqually Earthquake. Ms. Jordan said the Eastside Amateur Radio Support (EARS) group includes 61 members who coordinate communications with the City.

Responding to Mr. Eder, Ms. Jordan said most of the City's emergency management preparedness meetings are not open to the public. The Emergency Management Plan is a public document. However, secure elements of the plan are no longer made public.

Responding to Mr. Keeffe, Ms. Jordan said King County's Regional Disaster Plan is one of the best in the country and is used as a model by others. The plan activates communication and coordination between jurisdictions and levels of government.

Chair Bell noted the Community Council's suggestion to the City Manager's Office to cover emergency preparedness in *It's Your City*. Ms. Jordan said it is typically addressed in the spring as April is Disaster Preparedness Month. In addition, an article and tips are often featured in January to encourage the preparation of a disaster kit as a New Year's resolution. Upcoming articles include a City Councilmember discussing emergency preparedness and a highlight of the SPAN program. Ms. Jordan provides presentations on television, and the Emergency Preparedness Division can provide information to citizens and homeowners associations upon request.

4. APPROVAL OF AGENDA

Mr. Eder requested the addition of agenda item 10(a), Lake Hills Shopping Center.

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

5. PUBLIC HEARING

(a) Kirkwood Gardens Planned Unit Development (PUD)

Chair Bell noted the Kirkwood Gardens planned unit development (PUD) application is a quasi-judicial matter. Responding to Mr. Bell, all Community Councilmembers indicated they have not engaged in communications with opponents or proponents of the Kirkwood Gardens PUD application outside of the public hearing process. All Councilmembers indicated they will not obtain any financial benefit or suffer a financial loss as a result of the outcome of tonight's hearing. All Councilmembers affirmed they can consider the application in a fair and objective manner. No one in the audience objected to any Councilmember's participation in this decision.

Leah Porco, Assistant Planner, noted packet materials regarding the Kirkwood Gardens application. The matter was before the Hearing Examiner for a public hearing on July 7. The Hearing Examiner recommended approval of the project on July 22. The application was approved by the City Council on September 19, 2005, and an associated ordinance was passed on September 26.

Ms. Porco said the application proposes a PUD with an attached short plat to subdivide an existing 2.29-acre parcel into four single-family lots. The site is located at 14805 NE Sixth Street, on the corner of 148th Avenue. Protected area on the site totals 1.26 acres, all of which will be set aside as a Native Growth Protection Area (NGPA). The net buildable area of the site is 1.03 acres. The site is located in an R-10 (10 units per acre) zoning district and the Crossroads Subarea. Four single-family detached residences are proposed, based on feedback from residents to the owner/developer.

The site contains steep slopes and a delineated Type A streamside wetland. These are entirely in Tract A, which will be designated as the NGPA and restricted from any future development. Significant vegetation includes alder, cottonwood, and cedar. The applicant proposes to save 42 percent of the significant trees on the site, which exceeds the requirement to save 15 percent.

The site is currently surrounded by undeveloped parcels to the north, east, and south. The closest development is located west of the site, across 148th Avenue within a R-5 zoning district. Recent development in the area included a 16-lot plat in the R-5 zoning district that is 700 feet east of the site.

Responding to Mr. Seal, Ms. Porco said the property east and north of the site is owned by the City of Bellevue. Kelsey Creek runs through those parcels.

Ms. Porco said there will be a storm water detention pond on Lot 2, which will be screened with native vegetation. Direct access to Lots 1 and 2 will be provided by a 20-foot paved access easement from NE 6th Street. Direct access to Lots 3 and 4 will be provided by a shared driveway off 148th Avenue.

Ms. Porco said the maximum disturbance allowed on the site is 79,641 square feet. The developer is proposing to disturb 44,773 square feet. Ms. Porco distributed and described a zoning map for the area and an aerial view of the site.

Responding to Mr. Eder, Ms. Porco said a chain link fence is required between Tract A and the residential lots during construction but it will not be permanent.

Responding to Mr. Keeffe, Ms. Porco said the staff report addresses specific code requirements applicable to the proposal.

A Determination of Non-Significance for the planning and development proposal was issued on June 23. An environmental checklist is provided as Attachment 3 in the meeting packet. The notice of application was published in the City of Bellevue Land Use Bulletin and the King County Journal. Signs were installed at the site as well. Ms. Porco said a public hearing was held on March 17. One citizen attended and expressed concern about preserving existing vegetation. Ms. Porco briefly described changes to the proposal based on staff's review.

Responding to Mr. Eder, Ms. Porco said a sound wall is not required or included in the project.

Ms. Porco reviewed the PUD decision criteria, which is outlined in the staff report beginning on page 16 of the meeting packet. The PUD is consistent with Comprehensive Plan policies listed on page 17 of the meeting packet. Staff concluded the development is superior to that which would be achieved by applying standard development dimensional requirements only. The proposal will be adequately served by existing facilities including streets, fire protection, and utilities. The number of units proposed is less than what is allowed by the Land Use Code, therefore efficiently taking advantage of the urban level of service already established.

Continuing, Ms. Porco said the proposed design includes significant open space and landscape buffering along the perimeter. The proposal is compatible with existing neighborhood development features including setbacks and landscaping. The application's proposed landscaping is superior to that which would be achieved strictly by the Land Use Code. The project contains 54 percent open space. The four homes will be built around the wetland.

Proposed lot sizes and building footprints are compatible with the existing neighborhood. Transition area requirements for multifamily development do not apply to this proposal because it is single-family development. No impacts to the local arterial system are anticipated by the development. Ms. Porco noted the conditions of approval applied to the proposal beginning on page 23 of the packet [Page 17 of the staff report] and described them as standard conditions. Ms. Porco briefly reviewed tree protection/clearing requirements applied to the site.

Chair Bell opened the public hearing at 8:15 p.m.

Bart Goft expressed concern regarding the disruption of wildlife habitat by the development. In addition, he feels this area and other Bellevue streets do not provide adequate illumination.

Seeing no other speakers, Mr. Keeffe moved to close the public hearing. Mr. Eder seconded the motion. The motion to close the public hearing carried by a vote of 5-0.

Responding to Mr. Eder, Ms. Porco said the 20-foot driveway easement is required to meet Fire Department standards.

Ms. Porco responded to additional questions of clarification.

Chair Bell reviewed how the application is consistent with the Land Use Code's decision criteria for planned unit developments.

Mr. Keeffe said he will support the application. However, he has concerns about ingress and egress from 148th Avenue.

6. **RESOLUTIONS**

- (a) Resolution No. 481 adopting City Council Ordinance No. 5624

Mr. Seal moved to approve Resolution No. 481 adopting City Council Ordinance No. 5624, which approves the Kirkwood Gardens PUD and short plat. Mr. Keeffe 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**

Mr. Eder provided an update on the Crossroads Center Plan. He noted the City hired an architect to develop alternatives for the area. He feels the City paid for this effort due to the potential for 900 residential units associated with the redevelopment of the Crossroads Bellevue Shopping Center and adjacent lots. Mr. Eder said these additional residential units would help the City to comply with the state Growth Management Act.

10. **UNFINISHED BUSINESS**

(a) Lake Hills Shopping Center

Responding to Mr. Eder, Chair Bell suggested the Community Council request from the City a copy of the new Concomitant Agreement or requirements applicable to Lake Hills Shopping Center as well as a status report on the project.

11. **NEW BUSINESS:** None.12. **CONTINUED COMMUNICATIONS**

Mr. Eder commended items addressed in the September 16 City Council packet including approval for a helicopter pad at Overlake Hospital Medical Center and plans to hire an Economic Development Director. Mr. Eder spoke in favor of the merger of all Eastside cities.

Chair Bell noted the upcoming annual review of the Comprehensive Plan. Mr. Keeffe expressed concern regarding increasing densities due to zoning changes.

13. **EXECUTIVE SESSION:** None.14. **APPROVAL OF MINUTES**

Mr. Keeffe moved to approve the Summary Minutes of the September 6, 2005 meeting. Mr. Eder seconded the motion, which carried by a vote of 5-0.

15. **ADJOURNMENT**

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

At 9:22 p.m., Chair Bell declared the meeting adjourned.

Michelle Murphy, CMC
Deputy City Clerk

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