

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

November 5, 2003  
6:30 PM

Lake Hills Community Clubhouse  
Bellevue, Washington

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

ABSENT: None

STAFF: Kathleen Burgess, Senior Planner

**1. CALL TO ORDER**

The meeting of the East Bellevue Community Council was called to order at 6:30 PM with Chair Bell presiding. Chair Bell led the flag salute.

**2. ROLL CALL**

Roll was called by the Deputy City Clerk. All Councilmembers were present.

**3. COMMUNICATIONS – WRITTEN AND ORAL None.**

**4. APPROVAL OF AGENDA**

Mr. Keeffe moved approval of the November 5, 2003 agenda. Mr. Eder seconded the motion.

Chair Bell called for any additions or modifications.

Mr. Keeffe requested that discussion of the Neighborhood Enhancement Program be added under New Business and the SE 18<sup>th</sup> trail westward from 156<sup>th</sup> be added under Unfinished Business.

Chair Bell asked that discussion of Community Council training in quasi judicial processes be added under Continued Communications.

Hearing no further additions or modifications, motion to approve the November 5, 2003 agenda as amended carried with a vote of 5-0.

**5. PUBLIC HEARINGS: None.**

**6. RESOLUTIONS: None.**

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

8. **DEPARTMENT REPORTS**

(a) 2004 Update to the Comprehensive Plan

Kathleen Burgess, Department of Planning and Community Development, provided the staff report. She stated that to meet a Growth Management Act December 2004 deadline, the City is re-starting the Update to the Comprehensive Plan. This Update is the first in-depth review of the Plan since its adoption in 1993.

The general timeline for updating the Comprehensive Plan includes three major steps:

1. Establish the Public Participation Program and the work program for the Update;
2. Prepare amendments to the Comprehensive Plan and Land Use Code; and,
3. Hold public hearings and adopt amendments.

The major topics for the Comprehensive Plan Update includes:

1. Critical Areas;
2. Downtown Subarea Plan and Transportation Plan;
3. 20-year Growth Targets;
4. Housing; and,
5. Economic Development.

Critical Areas – Incorporate recommendations of the Critical Areas Citizen Advisory Committee to address consistency of City’s Environmental Sensitive Areas policies and regulations with the Growth Management Act requirement to incorporate Best Available Science; give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries; and, compare the Sensitive Areas policies and regulations to the GMA requirements for critical areas.

Downtown Subarea Plan and Transportation Plan – Incorporate recommendations of the Downtown Implementation Plan Citizen Advisory Committee.

In response to Mr. Eder, Ms. Burgess reviewed potential changes in the Transportation Plan such as the recommendation for a one-way couplet on 108<sup>th</sup> and 106<sup>th</sup> in the Downtown area; new access points to I-405 at NE 10<sup>th</sup> and 2<sup>nd</sup> on the collector/distributor ramps; and, more defining neighborhoods in the Downtown.

Responding to Mr. Keeffe, Ms. Burgess explained that the City tag “Environmentally Sensitive Areas” is almost interchangeable with the state’s term “Critical Areas”.

20-year Growth Targets – Update population and employment targets and examine capacity and policy implications. A major part of the Comprehensive Plan Update and the Growth

Management Act require cities and counties to plan for the next 20 years of growth. The State Office of Financial Management provides each county with their economic projections and total population forecast for the next 20 years. In King County those projections were collaboratively divided up amongst the King County cities. For Bellevue, it is proposed that over the next 20 years the City plan for 10,100 new housing units and an additional 40,000 jobs. Over the past 10 years, the City has added 6,600 housing units and 40,000 jobs. This updated projection for Bellevue actually reflects an overall slowing of growth in comparison to the last ten years.

Housing – Address neighborhood compatibility and minimum/maximum lot sizes (including lot assembly) and increased diversity of housing types. Approximately 80% of the new housing capacity is in the Downtown area.

In response to Mr. Seal, Ms. Burgess stated that two-thirds of housing in Bellevue is now multi-family.

Economic Development – Redefine economic development priorities. Ms. Burgess recounted the City's amenities that encourage economic development.

In response to Mr. Eder, Ms. Burgess stated the table for Other Substantive Topics for 2004 Update found on page 6 of the packet reflects proposed considerations, not past amendments.

Mr. Keeffe stated that the Comprehensive Plan is where it starts and zoning is where it ends. The last time the Comprehensive Plan was changed in the East Bellevue Community Council area, a very unfortunate thing occurred. The Wilburton Subarea Study recommended rezoning the area from NE 8<sup>th</sup> to Main Street on the west side of 140<sup>th</sup> down to the Golf Course. Just across the street, there is a Lane with one acre lots constructed in 1953 under the King County Suburban Estates. This area was lumped in with the rezone area and what was previously zoned R-1.8 was rezoned to R-2.5. On the surface, neither of these zoning densities are so bad. What is killing is the minimum lot size. Under R-2.5 an acre can yield 3.2 lots utilizing minimum lot sizing. He stated his belief that minimum lot size was originally intended to permit a tag-end when land divided by the zoning created one lot not quite big enough. That is where minimum lot size legitimately should permit construction. But, to take the entire parcel and use minimum lot sizing for all of the lots is a tragedy and misleading to the public who sets some store in the zoning density R-2.5.

Mr. Keeffe stated the residents of the Lane referred to above are most unhappy with the resulting zoning. He asked Ms. Burgess how this situation can be rectified, returning the property on the Lane to the pre-existing density of R-1.8.

In response, Ms. Burgess stated there are a couple of options. The residents can ask that the density reduction be included in the scope of the Comprehensive Plan work plan. Or, the second option would be to ask that this be included in the next annual Comprehensive Plan Update during the site specific amendment process.

Ms. Burgess explained the County requirement that has to do with minimum lot size. The County requires that the City establish a minimum lot size for new single family construction in any zone. For example, a one acre lot zoned R-3.5 with one house would be deemed by the County an inefficient use of land. The Comprehensive Plan 2004 Update will address the Countywide Planning Policies in regards to minimum density requirements.

Mr. Eder reminded staff of his efforts last year to amend the Comprehensive Plan, designating the City Manager the responsible official for land use compliance with the Plan. In response, Ms. Burgess stated that prior to adoption of a land use proposal, the proposal is scrutinized for compliance with the Comprehensive Plan. She stated that, ultimately, the City Council as the decision making body is responsible for compliance.

Mr. Eder recalled that the proposed changes to the Lake Hills Shopping Center in 2001 violated eight policies within the Comprehensive Plan but was none-the-less approved for adoption by the City Council. In response, Ms. Burgess stated that staff disagreed with Mr. Eder's assessment and found the rezone proposal consistent with the Comprehensive Plan.

Chair Bell noted staff's position and the Community Council's disagreement in regards to the proposed rezone for the Lake Hills Shopping Center.

Ms. Burgess asked Council for comments regarding the scope. The public hearing before the Planning Commission will be held on December 3, 2003.

Mr. Seal reiterated Mr. Keeffe's concern that single family residential areas be protected from densification as a result of the minimum lot size methodology.

Chair Bell summarized the Council's desire that the minimum lot size calculation methodology issue be revisited in both the Comprehensive Plan and Land Use Code. He asked if other Subarea Plans are slated for update? In response, Ms. Burgess stated that currently no other Subarea Plan is scheduled for update. She suggested that if an area feels an update is appropriate, they should make such a request of the City Council.

Mr. Eder stated that he had questions regarding the Countywide Planning Policies. It was suggested that his questions be submitted to staff for written response.

In response to Ms. Burgess, Mr. Seal confirmed his desire for the preservation of single family neighborhoods.

#### (b) Quarterly Home Occupation Report

Chair Bell drew Council's attention to the written Quarterly Home Occupation Report printed in the packet.

Mr. Eder noted that the report included Bel Kirk Roofing which is no longer located in Bellevue. He questioned the accuracy of the report and how many other listed businesses are no longer active home occupations within the City limits.

Council directed the Clerk to draft a memorandum to Ms. Helland asking what process is employed to update the City's list and remove inactive home occupation permits.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS**

(a) SE 18<sup>th</sup> Trail

Mr. Keeffe noted the adjacent property owners opposition to the trail. He stated part of the problem is that two of the property owners are encroaching onto the right-of-way. Mr. Keeffe stated that Seattle, to their credit, has passed an ordinance prohibiting such private property encroachment onto city property.

There was Council consensus to request that the Clerk research Council's past recommendations regarding this trail and the resulting City response.

Mr. Keeffe stated that he believed the trail development was part of a proposed Neighborhood Enhancement Project which was dropped by staff due to the histrionic opposition spearheaded by the abutting property owners.

Chair Bell suggested that the Council first review the history before asking that the trail be included in the City's Pedestrian/Bicycle Trails Plan. Council, at that time, might express concern over encroachment by abutting property owners on the SE 18<sup>th</sup> easement including the Lang property and Glen Ridge.

11. **NEW BUSINESS**

(a) Community Council Vice Chair Appointment Consideration

Chair Bell opened for Council consideration the appointment of a new Vice Chair.

Mr. Seal nominated Mr. Keeffe.

Hearing no further nominations, Chair Bell called for the vote. Mr. Keeffe was elected Vice Chair unanimously.

Upon Mr. Keeffe's election, the position of Alternate Vice Chair became vacant.

Chair Bell opened the nominations for Alternate Vice Chair.

Mr. Keeffe nominated Mr. Seal.

Hearing no further nominations, Chair Bell called for the vote.

Mr. Seal was elected Alternate Vice Chair by unanimous vote.

Chair Bell noted that both the Vice Chair and Alternate Vice Chair appointments were through February 2004. The Council annually re-elects its Officers at the February meetings.

(b) Neighborhood Enhancement Program

Mr. Keeffe reported that there was still funding available in West Lake Hills. The City has up to \$5,000 available in matching funds for neighborhood projects.

Mr. Keeffe presented his idea to reconstitute the median on Main Street between 140<sup>th</sup> and 148<sup>th</sup>. He proposed a Council memorandum to the City requesting that this median be brought back up to its original standard.

**12. CONTINUED COMMUNICATION:**

(a) Community Council Quasi Judicial Training

Chair Bell reported that he had been corresponding with Council's legal counsel Carol Morris, who also serves as legal counsel to the Houghton Community Council. He stated that the Houghton Community Council is interested in pursuing joint training on the quasi judicial processes and requirements. The current dates proposed include January 13<sup>th</sup> or 15<sup>th</sup>.

There was Council discussion and the tentative date of January 15<sup>th</sup> was selected.

**13. EXECUTIVE SESSION None.**

**14. APPROVAL OF MINUTES**

(a) October 7, 2003 East Bellevue Community Council Summary Minutes

Mr. Keeffe moved approval of the October 7, 2003 East Bellevue Community Council Summary Minutes. Mr. Seal seconded the motion which carried with a vote of 5-0.

**15. ADJOURNMENT**

Mr. Keeffe moved adjournment. Mr. Seal seconded the motion, which carried 5-0. The meeting of November 5, 2003 adjourned at 8:34 PM.

# 79

East Bellevue Community Council  
Summary Minutes November 5, 2003

Submitted by:

Michelle Murphy, CMC  
Deputy City Clerk