

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

November 21, 2005
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Marshall, Deputy Mayor Noble, and Councilmembers Balducci, Chelminiak, Davidson, Degginger, and Lee

ABSENT: None.

1. Executive Session

At 6:00 p.m., Deputy Mayor Noble opened the meeting and announced recess to Executive Session for approximately 90 minutes to discuss one item of potential litigation, two items of pending litigation, and two items of property acquisition.

The Study Session resumed at 7:05 p.m. with Mayor Marshall presiding.

2. Study Session

(a) Issaquah School District Impact Fees

City Manager Steve Sarkozy noted the Issaquah School District's request that the City of Bellevue continue to impose impact fees to support the District's Capital Facilities Plan.

Kate Berens, Deputy City Attorney, explained that single-family impact fees are increasing from \$4,996 to \$5,115 per unit. The multifamily unit fee is increasing from \$796 to \$804. She introduced Dean Mack, Assistant Superintendent of Finance and Operations for Issaquah School District, to respond to Councilmembers' questions.

Responding to Dr. Davidson, Mr. Mack said the assessed value of homes in the school district increased an average of 4.75 percent. The 2006 single-family impact fee increased 2.4 percent.

Dr. Davidson asserted that ISD is treating the impact fees as a property tax rather than basing the fees on specific capital needs. Mr. Mack said the District is asking voters to approve \$240 million worth of projects. Impact fees will fund 6 to 7 percent of that total.

Mayor Marshall compared it to Cascade Water Alliance's fees in which growth pays for growth. She will support the impact fees when Council takes action on December 5.

Councilmember Lee suggested the District work on phasing out the need for the impact fees. Mr. Mack responded that voters will not support bond issues if the District does not continue to collect impact fees.

Responding to Mr. Degginger, Mr. Mack said impact fee collections will help complete the new 9th grade campus and build a new middle school.

(b) Critical Areas Update

Mr. Sarkozy summarized Council's interest in continuing discussion of the Critical Areas Update and the Planning Commission's recommendation. He noted an email in Council's desk packet from Tim Attebery, King County Manager of the Master Builders Association of King and Snohomish Counties, supporting Bellevue's proposed ordinance. Mr. Attebery and Association staff have worked with many cities to develop their critical areas ordinances.

Ms. Berens suggested organizing tonight's discussion around the Decision Matrix. She noted columns with the Planning Commission's recommendation for each issue and current regulations, as well as a blank column to fill in Council's preferred alternatives. Staff suggests the consideration of alternatives that either modify the Commission's recommendations or offset the impacts of the Commission's recommendations.

Responding to Dr. Davidson, Ms. Berens said staff will bring back detailed definitions for the four categories of wetlands. She confirmed that wetlands could be classified as either Category I or Category II with the same habitat score (e.g., score of 30).

Responding to Mr. Lee, Ms. Berens said tree topping is addressed in the matrix. However, the Planning Commission continues to review this issue.

Mayor Marshall thanked attendees interested in the tree topping issue and explained it will be discussed by Council again after the Planning Commission's reevaluation. The Planning Commission will discuss tree topping on November 30.

Mr. Chelminiak asked for visual examples of properties affected by setbacks and other critical areas requirements.

In a future discussion, Mayor Marshall would like to address neighborhood covenants and how and whether they can be considered in relation to the tree topping issue.

Ms. Berens responded to additional questions of clarification. She reviewed a schedule of the following interrelated environmental initiatives: 1) Critical Areas Ordinance update, 2) NPDES (National Pollutant Discharge Elimination System) permit process, 3) Bel-Red Corridor planning process, and 4) WRIA 8 (Watershed)/Shared Salmon Strategy process to adopt Puget Sound Recovery Plan.

Ms. Berens said the City recently received a \$35,000 grant to create a development manual that will assist residents in complying with the critical areas ordinance.

Councilmember Lee requested a table summarizing all environmental-related City projects and initiatives, including environmental mitigation components of transportation projects, for Council's review. Mayor Marshall concurred that this would be helpful and suggested including a section of regional environmental efforts as well.

Mr. Degginger questioned whether the WRIA 8 process produced information regarding Bellevue streams that would be helpful to the Council and staff. Dr. Davidson said Bellevue streams do not rank as high priorities on the overall Puget Sound Recovery Plan. However, he noted the importance of Bellevue's wetlands.

3. Council Business [Regular Session Agenda Item 6]

Mr. Chelminiak attended two meetings of PSRC's Growth Management Policy Board. He attended the groundbreaking for a project of row houses in downtown Bellevue and visited Tent City 4 at Temple B'nai Torah.

Dr. Davidson attended the row house event, Shared Strategies for Salmon Recovery meeting, Cascade Water Alliance Board meeting, and a kickoff party at Meydenbauer Center for downtown's *Magic Season*.

Ms. Balducci attended a meeting of PSRC's Transportation Policy Board and the Crossroads Cultural Parade.

Mr. Lee attended an EnterpriseSeattle retreat, a Bellevue Convention Center Authority (BCCA) retreat, and the *Magic Season* party.

Mr. Degginger attended meetings of the Cascade Water Alliance Board and related water issues.

Deputy Mayor attended meetings of the Eastside Transportation Partnership and Human Services Commission. He encouraged Councilmembers to attend the Eastside Human Services Forum's annual meeting on November 30.

Mayor Marshall and Mr. Lee welcomed Lockheed Martin's Northwest Operations Office to Bellevue in an opening event.

At 7:56 p.m., Mayor Marshall announced recess to the Regular Session.

Myrna L. Basich
City Clerk

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