

East Bellevue Community Council
Summary Minutes of Regular Meeting

February 6, 2007
6:30 p.m.

Lake Hills Community Clubhouse
Bellevue, Washington

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

ABSENT: None. [One vacant position]

STAFF: Mary Jo McArdle, PCD
Kris Liljeblad and Franz Loewenherz, Transportation
Dan Dewald, Parks
Carol Saari, 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.

Mr. Bell announced that Agenda Items 2(a) and (b) have been moved to Agenda Item 11, New Business.

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

4. **APPROVAL OF AGENDA**

Mr. Kasner moved to approve the agenda, amended to move Agenda Items 2(a) and (b) to Agenda Item 11. Mr. Seal seconded the motion, which carried by a vote of 4-0.

5. **COURTESY PUBLIC HEARING**: None.

6. **RESOLUTIONS**: None.

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

8. **DEPARTMENT REPORTS**

(a) Proposed Home-Based Business for Day Spa Services

Ms. McArdle described an application for a home-based business on 143rd Avenue SE. While the Community Council does not have the authority to deny the application, staff wanted to provide a report to the Council. The homeowner will provide day spa services and is the only employee. Hours of operation are 10:00 a.m. to 6:00 p.m., seven days a week. Clients will be at the site one at a time, with no more than six clients per day. Parking is provided on the existing driveway.

Responding to Mr. Kasner, Ms. McArdle said no comments on the application were received from neighbors.

(b) Pedestrian and Bicycle Plan in East Bellevue

Mr. Loewenherz opened discussion of the Pedestrian and Bicycle Plan for East Bellevue, responding to a request from the Council for an update. He recalled that the Community Council inquired about the requested vacation of a trail easement by Mr. Muren as well as the East Bellevue Pedestrian and Bicycle Plan. He noted Mr. Liljeblad's memo to the Community Council dated November 16, 2006, indicating that the City is retaining the trail easement because it could provide a neighborhood connection to the planned sidewalk along the west side of 156th Avenue.

Responding to Chair Bell, Mr. Liljeblad clarified that staff's intent tonight is to listen to Councilmembers' input regarding pedestrian and bicycle facilities. In further response Mr. Liljeblad said whenever a vacation request is received, multiple City departments review the application to determine whether there is a City interest in holding the property.

Mr. Dewald said City staff conducted an inventory prior to development of the Ped-Bike Plan in 1992 of all trails within Bellevue. Staff then researched plat maps to determine whether the trails were dedicated public uses to the City. Many of these are contained within the Ped-Bike Plan document.

Councilmember Kasner encouraged a long-term, overall vision for future trails and ped-bike facilities. He feels north-south connections are better than the east-west ones, and he looks forward to improved connections between neighborhoods. Mr. Liljeblad described the high demand in many neighborhoods for curb, gutter and sidewalk projects, which can involve drainage issues as well. The City Council allocated additional funds during the last budget cycle for sidewalk projects. However, the needs far exceed available resources.

Mr. Dewald said the City will launch an online survey in March to solicit input regarding the community's priorities.

Staff continued to respond to questions of clarification. Mr. Liljeblad said the City typically reviews the Ped-Bike Plan every five to six years. The 1999 review and update expanded and refined the original plan and identified a comprehensive network of trails and facilities, more

than can be implemented in the near future. Mr. Dewald said staff will continue to work with individual neighborhoods to implement the network.

Chair Bell suggested scheduling an open house for East Bellevue residents to learn about the Ped-Bike plan and provide input into the ongoing planning process. He said this could be hosted by the Community Council or in conjunction with a school or the Lake Hills Homeowners Association.

Mr. Liljeblad thought having a one-hour open house before either a Community Council or Lake Hills Homeowners Association meeting would be effective. He noted that in addition to the upcoming online survey, staff plans to solicit community involvement through *It's Your City* and other ways.

Chair Bell thanked staff for attending.

(c) Proposed Preliminary Short Plat – Shamitoff

Ms. Saari reported on a Process II application for the Shamitoff Preliminary Short Plat at 141st Avenue NE, immediately south of Walgreen's on 140th Avenue NE on the east side of the street. She thanked Councilmember Seal for noticing an error on the application regarding the total acreage of the site, which is 0.083 acres (not 0.83). The application proposes a short plat of four single-family lots. The minimum lot size is 8,500 square feet. The applicant proposes approximately 9,000 square feet for each lot. Adjacent lots range from 9,000 to 17,000 square feet.

Ms. Saari has received comments from neighbors expressing concerns about traffic, storm drainage, and neighborhood compatibility.

How Jou, a resident of 142nd Avenue NE (Whispering Glen), expressed concern about drainage in the area and potential traffic impacts from the proposed development. Responding to Mr. Jou, Ms. Saari said a trip is defined as going out of the area or coming into the area. She advised Mr. Jou to call the City's Utilities Department to discuss current drainage problems.

Mick Matheson, a professional engineer with Triad Associates in Kirkland, explained his review resulting in a recommendation to direct all runoff toward 141st and into the public drainage system.

Ms. Saari clarified that the City will conduct its own review as well of traffic and drainage impacts. In further response to Mr. Jou, she explained that the City has no authority to and does not enforce private subdivision covenants. John Harkness, representing the developer, confirmed they will meet all City requirements.

Kathryn Fantasia, 14112 NE 4th Street (Whispering Glen), does not object to the short plat. However, she encouraged the developer and the City to thoroughly address the water drainage issues. She said 142nd frequently floods when storm drains become blocked by leaves.

Candace Engrav, 215 142nd Avenue NE, submitted her comments in writing. She lives adjacent to the proposed short plat site and is opposed to the project. She feels it does not fit into the neighborhood character and is concerned about lot size, tree retention, and drainage issues. Loren Engrav commented that two lots, instead of four, would be acceptable.

Ms. Saari acknowledged that the lots will be smaller due to an associated road. However, the Code allows the City to include within the lot area a private easement area, whether paved, gravel or dirt. She described the setbacks depicted on the preliminary short plat plan.

Responding to residents' questions and comments, Mr. Harkness explained that the Comprehensive Plan, Subarea Plans, and zoning codes are driven by the community. The property under discussion is in an area zoned R-4 (four units per acre), and CamWest bought it with the purpose of building homes. The City will enforce all applicable requirements and conditions on the development.

Mr. Harkness noted that the applicant is not required to show the proposed building placement at this point. He said while the homes and lots will not be exactly like the established homes in the area, they will be compatible in terms of the Northwest character, materials, and building techniques. He noted CamWest often hears comments from people that they do not want neighborhoods in which every home looks the same. The houses to be developed will be single-family detached homes in keeping with the character of the neighborhood.

There will be two entrances to the four lots, and CamWest will design the homes to place the driveways and garages back from view for a more aesthetically pleasing appearance. Mr. Harkness does not anticipate any noticeable increase in traffic with the addition of three homes. He noted he lives in the neighborhood and that many lots are of similar size to the proposed lots.

Staff responded to additional questions of clarification.

Responding to Mr. Jou, Ms. Saari explained that he can submit his name and address if he would like to be a party of record and receive notice of the City's decision on the application. He would have the opportunity to appeal the decision, which requires a payment of \$100.

Chair Bell clarified that this application follows Process II procedures, which involves an administrative decision by the City. He noted that documents are available for public review at City Hall.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS:** None.

11. **NEW BUSINESS**

- (a) East Bellevue Community Council Vacancy Announcement
[Moved from Agenda Item 2]

Chair Bell read Councilmember Eder's letter of resignation from Position 1 of the East Bellevue Community Council dated January 3, 2007. According to the Council's bylaws, the vacancy will be advertised with a deadline of March 5, 2007. Applications will be considered during the Council's March 6 meeting.

(b) 2007 Election of Officers [Moved from Agenda Item 2]

Mr. Bell explained that the Council's bylaws require the annual election of officers during the February meeting. He reviewed the duties of the Chair, Vice Chair, and Alternate Vice Chair.

Chair Bell opened the floor to nominations.

Councilmember Kasner nominated Mr. Bell to serve as Chair. There were no further nominations.

Councilmember Gooding nominated Mr. Kasner to serve as Vice Chair. There were no further nominations.

Mr. Bell nominated Mr. Seal to serve as Alternate Vice Chair. There were no further nominations.

Mr. Kasner moved to approve Resolution No. 490 appointing Mr. Bell to serve as Chair, Mr. Kasner to serve as Vice Chair, and Mr. Seal to serve as Alternate Vice Chair. Mr. Seal seconded the motion, which carried by a vote of 4-0.

12. **CONTINUED COMMUNICATIONS**

Mr. Seal noted the listing regarding the Niad Short Plat in the Permit Bulletin and asked the Clerk to schedule staff to provide an update.

Mr. Kasner reported that he visited the City Council and Lake Hills Homeowners Association meetings to introduce himself and to provide an update on the Community Council's priorities. He said he expressed appreciation for Councilmember Balducci's interest and involvement in East Bellevue meetings and issues.

Mr. Bell said Carol Morris, legal counsel, will provide a training session later this spring as an orientation for new Councilmembers and a review of applicable laws and procedures followed by the Council.

13. **EXECUTIVE SESSION**: None.

14. **APPROVAL OF MINUTES**

Mr. Seal moved to approve the Summary Minutes of the December 5, 2006 meeting. Mr. Kasner seconded the motion, which carried by a vote of 4-0.

Mr. Kasner moved to approve the Summary Minutes of the January 2, 2007 meeting, as clarified in the meeting packet. Mr. Seal seconded the motion, which carried by a vote of 4-0.

15. **ADJOURNMENT**

At 9:01 p.m., Chair Bell declared the meeting adjourned.

Michelle Murphy, CMC
Deputy City Clerk

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