

East Bellevue Community Council
Summary Minutes of Regular Meeting

November 5, 2008
6:30 p.m.

Lake Hills Community Clubhouse
Bellevue, Washington

PRESENT: Chair Bell, Councilmembers Elwin, Gooding and Seal. Vice Chair Kasner arrived at 7:06 PM

ABSENT: None

STAFF: Liz Stead, Urban Design Plan Manager
Mike Upston, Senior Land Use Planner

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 except Mr. Kasner who arrived at 7:06 PM. Chair Bell led the flag salute.

3. **COMMUNICATIONS - WRITTEN AND ORAL:**

Barbara Wood, 17116 SE 29 Court, explained her dilemma related to a 2003 sun porch addition to her home. Last month the City contacted the Woods to inform them that the above construction required permits that had not been previously obtained. She requested help in acquiring the required permits along with any specific conservation codes related to this non-conforming structure.

Council asked clarifying questions regarding the structure's non-conformity and required setbacks.

Mr. Upston responded that the Land Use Code regulates structure setbacks and accommodates minor building elements to allow some intrusion into the setback by 1.5 feet or 20%.

Mr. Upston suggested that Ms. Woods come to City Hall and review her options with Land Use staff.

(a) Lake Hills Shopping Center Update

Oscar Del Moro provided an update on progress made thus far on the Lake Hills Shopping Center redevelopment.

Pam Ashiem asked about redevelopment elevations, presenting picture depictions to Council.

Mr. Del Moro noted the drawings and explained the grade separation. He stated limitations related to the water table.

Chair Bell stated that it appears the intent is to create a transition zone that separates residential from retail use.

Ms. Ashiem stated her concern with the plaza's higher elevations in comparison to her abutting property.

Mr. Upston responded to Chair Bell, stating building height is measured from the finished grade elevations.

Chair Bell thanked Mr. Del Moro for attending. He noted a letter of intent between Cosmos Development and the Lake Hills Library to lease space at the Center.

Agenda Interruption

8. **DEPARTMENT REPORTS:**

Chair Bell asked for clarification as to why Costco had pulled its rezone application.

Mr. Upston stated that although Costco has not communicated their reasons, he believes it was an internal business decision.

Mr. Kasner noted his frustration, stating an article in the Bellevue Reporter inferred the Community Council was at fault. He asked that misconception be put right.

Mr. Gooding asked if there were other uses for Kelsey Creek's K-Mart property.

In response, Mr. Upston stated potential uses would be dictated by the market.

Mr. Kasner stated the area is currently being used by an auto dealership for overflow parking. He asked if the City was waiting for a formal complaint before addressing this issue.

Mr. Elwin asked for specifics as to why Costco has lost interest in the site. He stated his intent to contact Costco for an answer.

4. **APPROVAL OF AGENDA**

Mr. Seal asked to add Comprehensive Plan Amendments under New Business. Mr. Seal moved to approve the agenda as modified. Councilmember Elwin seconded the motion, which carried by a vote of 5-0.

5. **COURTESY PUBLIC HEARINGS:** None.

6. **RESOLUTIONS:** None.

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

8. **DEPARTMENT REPORTS:**

Mr. Upston provided a status report regarding the withdrawn Costco application following Communications – Written and Oral.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS:** None.

11. **NEW BUSINESS:**

(a) Comprehensive Plan Amendments

Mr. Seal asked if any of the proposed amendments impacted the Community Council area.

Mr. Upston stated he believed that the docket process is just beginning, along with the acceptance of new applications.

Council requested staff report for the December meeting related to the annual docket.

12. **CONTINUED COMMUNICATIONS:**

Mr. Seal noted that in 2009, per state statute, the Community Council must adopt a resolution praying for continuance and request placement on the November 2009 ballot.

13. **EXECUTIVE SESSION:** None.

14. **APPROVAL OF MINUTES**

Councilmember Elwin moved to approve the Summary Minutes of the October 7, 2008 East Bellevue Community Council meeting. Councilmember Kasner seconded the motion, which carried by a vote of 5-0.

15. **ADJOURNMENT**

Mr. Kasner moved to adjourn the meeting. The motion to adjourn carried by a vote of 5-0.

Chair Bell declared the meeting adjourned at 7:50 PM.

Michelle Murphy, CMC
Deputy City Clerk