

East Bellevue Community Council
Summary Minutes of Regular Meeting

December 4, 2007
6:30 p.m.

Lake Hills Community Clubhouse
Bellevue, Washington

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

ABSENT: None.

STAFF: Lacey Madche, Planning and Community Development
Nicholas Matz, Planning and Community Development
Mike Upston, Planning and Community Development

1. **CALL TO ORDER**

The meeting was called to order at 6:36 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:** None.

4. **APPROVAL OF AGENDA**

Councilmember Seal moved to approve the agenda. Mr. Elwin seconded the motion, which carried by a vote of 5-0.

5. **COURTESY HEARINGS**

- (a) Costco Rezone Application

Chair Bell reviewed the rules for the courtesy public hearings scheduled tonight on a number of land use issues. The first item is a quasi-judicial matter in which the East Bellevue Community Council will ultimately take action on the rezone application submitted by Costco Wholesale. Mr. Bell explained that Councilmembers cannot discuss this matter outside of public meetings.

Chair Bell opened the courtesy hearing, and asked a series of questions to determine whether any Councilmembers have engaged in ex parte communications outside of the public hearing process. All Councilmembers said they have not had ex parte communications. There was no response from the audience when Chair Bell asked whether any member of the public objected to any Councilmember's participation in this issue.

Mike Upston, Senior Planner, described the request from Costco Wholesale that the City rezone the Kelsey Creek Shopping Center by eliminating the existing Concomitant Zoning Agreement and restoring Community Business (CB) zoning regulations. Mr. Upston said parking and traffic impacts are being analyzed and recommendations will be provided to the Council.

Mr. Upston described plans to replace the existing stream culvert with an improved facility. In addition, the applicant will contribute funding toward environmental mitigation measures in the area. The project would provide enhanced trail connections and other amenities on the site, and the City's review will address design elements including building height and lighting.

Mr. Upston said the application and staff's recommendation will go before the Hearing Examiner in February. The Hearing Examiner then makes a recommendation to the City Council, which will take action in April or May, followed by final consideration by the East Bellevue Community Council. If the project moves forward, construction is scheduled to begin next summer.

Peter Kahn, Costco Wholesale, described the proposal to build a 140,000 square foot Costco warehouse store at Kelsey Creek Shopping Center. The building will be concrete and masonry in tan and gray tones. A sound wall is planned along the east boundary of the site to protect the neighborhood. Costco would provide storm water treatment facilities and increase landscaping on the site. Parking will be increased from 742 to 856 spaces.

Mr. Kahn said the average Costco customer from Bellevue visits the store approximately 35 times per year. Approximately 40 percent of these customers shop at the Issaquah store and 25 percent shop at the Kirkland store. Mr. Kahn reviewed standard Costco stores hours as well as delivery hours and practices. He noted the potential for artistic elements and a public gathering space.

Andy Dempsy, Traffic Engineer with Transportation Solutions Inc. (TSI), said their traffic analysis indicates that concurrency standards are maintained for all mobility management areas. Approximately 25 percent of all trips are pass-by trips by those on the way to and from other places. Mr. Dempsy described potential parking and access configurations for the site.

Chair Bell noted written comments provided in the meeting packet that have been received from Andy Chen, Evelyn Mineo, Gillian Esson and Marvin Tansley, Scott Gehrke, Susan Kerr, Tess McMillan, and John Wynkoop.

Jack Mefford spoke against developing a Costco store in a residential area, and expressed concern that it will attract regional traffic.

Gillian Esson expressed support for the proposal. She prefers to have a tenant in the existing space rather than continuing to leave it empty. She raised questions regarding building height, sound walls, and parking facilities.

Mr. Kahn said the building height is 40 feet, which is below the City's limit. He noted there will be a landscape buffer between the sound wall and residents. Security level lighting will likely be used on the site.

Susan Kerr expressed concern regarding traffic and parking impacts. She noted that customers will utilize routes other than 148th Avenue to access the store.

Jan Benson spoke in support of Costco's proposal. She feels that thriving business areas enhance the community.

Ahmed Azmy spoke against the proposal and expressed concern regarding traffic impacts.

Eckart Schmidt noted concerns regarding traffic and environmental impacts.

Mindy Garner expressed support for redevelopment of the shopping center and the addition of a Costco store.

Responding to questions from Ms. Garner, Mr. Kahn said the Costco store will be approximately 40 percent larger than the K-Mart store previously on the site. He noted that the parking lot will be repaved.

Pam Asheim spoke in support of the proposal. However, she expressed concern about the impact of delivery trucks.

Bart Goft expressed concern about traffic impacts and encouraged creating a bus stop. He encouraged landscape enhancements, and questioned whether Costco provides security personnel.

Janelle Peterson expressed concern about traffic impacts and pedestrian safety.

Doug Matthews spoke in favor of Costco's proposal. He reminded the audience that the previous K-Mart store brought in traffic, without negative impacts.

Al Yuen expressed support for the project and encouraged the City to develop a favorable traffic plan for the area.

Mr. Kahn and Mr. Upston responded to additional questions of clarification regarding traffic and environmental impacts.

Responding to Councilmember Kasner regarding the decision to not daylight the on-site stream, Mr. Kahn explained that the alternate environmental mitigation measures to be provided by Costco are likely more expensive than daylighting the stream. The issue with daylighting the stream is that a 100-foot buffer would then be required.

In further response to Mr. Kasner, Mr. Upston said City staff and the applicant are still discussing alternative environmental mitigation measures including potential wildlife enhancement projects at Larson Lake. Traffic and water quality impacts will be analyzed as well.

Responding to Councilmember Seal, Mr. Kahn described alternative pedestrian and parking facilities for the site.

Councilmember Gooding questioned the potential of cut-through traffic into the surrounding neighborhoods.

Mr. Kasner moved to close the public hearing. Mr. Elwin seconded the motion, which carried by a vote of 5-0.

Chair Bell reminded Councilmembers to not discuss this matter outside of this meeting. He requested the preparation of a verbatim transcript of this hearing in order for it to be submitted to the Hearing Examiner.

At 9:20 p.m., Mr. Bell declared a brief recess. The meeting reconvened at 9:26 p.m.

(b) Utilities Element Electrical Facilities CPA

Nicholas Matz, Senior Planner, explained that City Council Resolution No. 7107 initiated amendment of the Comprehensive Plan's Utilities Element with regard to Electrical Facilities. The City Council seeks to balance Puget Sound Energy's need to expand electrical services to support growth as well as the protection of residential neighborhoods from incompatible electrical facilities. The Planning Commission will hold a hearing on December 12 and is seeking input on this matter.

Lacey Madche, Legal Planner, briefly described the related Land Use Code Amendment that will be the subject of the Planning Commission's December 12 public hearing as well.

Chair Bell opened the courtesy hearing regarding the Utilities Element for Electrical Facilities Comprehensive Plan Amendment. No one came forward to comment.

Mr. Kasner moved to close the courtesy hearing. Mr. Elwin seconded the motion, which carried by a vote of 5-0.

(c) Electrical Substations Land Use Code Amendment

[Staff report provided above.]

Chair Bell opened the courtesy public hearing. No one came forward to comment.

Mr. Seal moved to close the hearing. Mr. Kasner seconded the motion, which carried by a vote of 5-0.

(d) Capital Facilities for Capital Improvement Plan CPA

Mr. Matz referred to page 52 of the meeting packet and described a proposed amendment to the Capital Facilities Element of the Comprehensive Plan to include the City Council-adopted six-year 2007-2013 Capital Investment Program (CIP) Plan. The Planning Commission's December 12th public hearing will take comment on this issue.

Chair Bell opened the courtesy hearing. No one came forward to comment.

Mr. Kasner moved to close the public hearing. Mr. Elwin seconded the motion, which carried by a vote of 5-0.

6. **RESOLUTIONS:** None.
7. **REPORTS OF CITY COUNCIL, BOARDS, AND COMMISSIONS:** None.
8. **DEPARTMENT REPORTS:** None.
9. **COMMITTEE REPORTS:** None.
10. **UNFINISHED BUSINESS:** None.
11. **NEW BUSINESS**

Chair Bell noted a consensus to reschedule the next meeting to January 2nd due to the January 1st holiday.

12. **CONTINUED COMMUNICATIONS**

Chair Bell noted a memo from City staff to Sunset Lane residents regarding the display of house addresses.

13. **EXECUTIVE SESSION:** None.

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14. **APPROVAL OF MINUTES**

Mr. Seal moved to approve the Summary Minutes of the November 7, 2007 meeting. Mr. Elwin seconded the motion, which carried by a vote of 5-0.

15. **ADJOURNMENT**

At 10:07 p.m., Chair Bell declared the meeting adjourned.

Michelle Murphy, CMC
Deputy City Clerk

/kaw