

EAST BELLEVUE COMMUNITY COUNCIL

Packet Materials for
REGULAR MEETING

February 7, 2017



Welcome to Your East Bellevue Community Council Meeting

Community Council meetings offer you the chance to express your opinions to your elected officials. Community Council members welcome your participation and hope that the following information is helpful:

Oral Communications

Public participation is encouraged by the Community Council. On each agenda, Item 4 and 13 are set aside to allow you to speak on any subject you wish, except those subjects listed for public hearing. You must sign up in order to be recognized by the Chair. When you are called upon, stand up, give your name and address for the record, and state your views. Please speak loudly and clearly if you are in the back of the room so that your remarks will be audible on the recorder. If many people wish to speak, the Chair may decide to limit the amount of time allowed for each individual's comments in the interests of conducting the meeting in a reasonable and practical fashion. The Community Council will not respond to comments directly, but will take matters under advisement and will ask for staff to prepare a response when necessary.

Courtesy Public Hearing

A courtesy public hearing on a particular project gives the citizen, the applicant, and Community Council members an opportunity to review a project, ask questions, make suggestions, and express concerns prior to the formal processing of the application and the commencement of the Hearing Examiner process. Community Council members take no formal action at this time.

Courtesy public hearings are also held on proposed legislation, such as changes to the Comprehensive Plan. In this case, citizens have the opportunity to provide input to staff and elected officials in this informal setting. Such testimony does not take the place of an appearance before the Planning Commission, however.

If you wish to speak at a courtesy public hearing, sign your name on the sign up sheet and do as you would for "Oral Communications", i.e., stand up, state your name and address and present your views as briefly as possible. If you have no new information to be considered, simply say that you support or disagree with a previous speaker.

Public Hearing

State Statute allows the Community Council 60 days to approve or disapprove City Council ordinances or resolutions regarding land use matters within its jurisdiction. Disapproval means that the legislation does not apply within the Community Council service area, or that the project is denied. A public hearing is held before the decision is made. First, the staff makes a presentation and Council members ask their questions. Then the hearing is opened and the public is invited to comment. To speak, follow the procedures described above. Everyone who wishes to speak will have the opportunity to do so. After the last person has spoken, the hearing is closed. Then Council members discuss the issue and make their decision. The audience may not comment during the Community Council's deliberations unless invited to do so.

If you have any questions, feel free to call the City Clerk's office at (425) 452-6806.

Agenda

CITY OF BELLEVUE
EAST BELLEVUE COMMUNITY COUNCIL
Regular Meeting

Lake Hills Clubhouse
15230 Lake Hills Boulevard, Bellevue WA

Tuesday, February 7, 2017 6:30 - 8:30 PM

| | Page No. |
|---|------------------|
| 1. Call to Order | |
| 2. Roll Call | |
| 3. Flag Salute | |
| (a) 2017 Election of Officers | <u>1</u> |
| 4. Communications: Written and Oral | |
| 5. Reports of City Council, Boards and Commissions | |
| (a) Community Council Business and New Initiatives | |
| 6. Approval of Agenda | |
| 7. Department Reports | |
| (a) Presentation regarding Bellevue College petition to vacate a portion of 145 th Avenue SE, north of SE 26 th Street <i>(Staff will be in attendance to provide information and answer any questions)</i> | <u>2</u> |
| 8. Public/Courtesy Hearings | |
| 9. Resolutions | |
| (a) Resolution 560 electing 2017 Community Council Officers | <u>15</u> |
| (b) Resolution 561 Praying for Continuation of the Existence of East Bellevue Municipal Corporation for an additional four years in accordance with RCW 35.14.060 | <u>16</u> |
| 10. Committee Reports | |
| 11. Unfinished Business | |

12. New Business

(a) Discussion Regarding Potential Future Agenda Items *

- Bellevue College Student Legislative Affairs Presentation
- Eastgate Land Use Code Amendments
- Lake Hills Art Project
- Kelsey Creek Culvert Replacement
- Eastgate Interceptor Rehabilitation

****The future agenda items are not specific to any date. They will appear on the EBCC Agenda as they become ripe for discussion/action.***

(b) EBCC Retreat Discussion

(c) Consideration of motion re: PSE v. EBCC

13. Continued Communications

14. Executive Session

Pending Litigation (*approximately 20 minutes*)

15. Approval of Minutes

(a) Summary Regular Meeting Minutes December 6, 2016

16. Adjournment



MEMORANDUM

DATE: January 24, 2017

TO: Chair Capron and Members of the East Bellevue Community Council

FROM: Karin Roberts, Deputy City Clerk

SUBJECT: 2017 Election of Officers

In accordance with the Community Council's Rules and Procedures, the election of officers takes place each year at the February meeting. A candidate must receive at least three votes to be elected.

As stated in Section 5 of Resolution 517, the officers will consist of a Chair, Vice Chair, and Alternate Vice Chair. The term of Chair, Vice Chair, and Alternate Vice Chair shall commence on their election and shall terminate at the selection of the next slate of officers the following year. The current chair will preside over the election. In his absence, the Vice Chair will preside. All officers retain their right to vote on all actions. If neither the Chair nor the Vice Chair is present at a meeting and a quorum is present, the Alternate Vice Chair shall then preside.

Election Process:

The Acting Chair opens for nomination for Chair. At the close of nominations, the Acting Chair calls for the vote in the order of nominations. Upon the election of Chair, the gavel is turned over to the newly elected Chair and he proceeds with the election of the remaining officers.

The Chair opens for nomination for Vice Chair. At the close of nominations, the Chair calls for the vote in the order of nominations. At the end of the voting, the Chair announces the member elected as Vice Chair.

The Chair opens for nomination for Alternate Vice Chair. At the close of nominations, the Chair calls for the vote in the order of nominations. At the end of voting, the Chair announces the member elected as Alternate Vice Chair.

Finally, the Chair calls for a motion to approve Resolution 560 and the newly elected 2017 slate of officers. Resolution 560 has been provided for your approval and will be signed by the newly elected Chair.



MEMORANDUM

DATE: February 7, 2017

TO: East Bellevue Community Council

FROM: Nora Johnson, Civic Services Director

SUBJECT: Bellevue College Street Vacation Petition

This memorandum is to inform you about a street/right-of-way (ROW) vacation requested by Bellevue College that is currently being processed by the City Council. While the East Bellevue Community Council does not have jurisdictional authority over these types of decisions, staff is providing this information because the requested vacation is within the EBCC's geographic boundaries.

The ROW vacation process is governed by Bellevue City Code 14.35 (and Revised Code of Washington 35.79) and is administered by the Civic Services Department's Real Property Division. At a minimum, the following steps occur in the process.

1. Petition to Vacate
2. Staff Review
3. City Council resolution setting a public hearing date, followed by public notice
4. City Council public hearing and direction to staff
5. City Council ordinance approving or denying the requested ROW vacation

This ROW vacation is currently between steps 3 and 4. The City Council also directed staff to hold an informational community meeting prior to the public hearing.

The City of Bellevue received a petition from Bellevue College to vacate a portion of 145th Avenue SE north of SE 26th Street in August, 2016 and it was subsequently reviewed by all city departments.

At their January 9, 2017 Study Session the City Council set the public hearing date on this proposed ROW vacation as February 21, 2017. This hearing date was set later than proposed to allow time for a public meeting for the community to hear more about the vacation request and the College's student housing plan. This meeting will be February 8, 2017 at the Bellevue College Main Campus, Building D, Room 106 at 6:00 p.m. Notices for the community meeting have been sent to the properties surrounding the college campus and also placed on social media sites. The City will present information regarding this street vacation request and the upcoming public hearing, and Bellevue College will also be on hand to provide information regarding their student housing project that is associated with their vacation request.

At the January 9 City Council meeting staff also presented information about Bellevue College's request that the City waive compensation for the vacated area per Bellevue City Code 14.35.170 which allows waiving of compensation to other governmental



MEMORANDUM

agencies. However, the college is withdrawing their request to waive compensation. Therefore, if the City Council approves the ROW vacation, the College would pay fair market value for the ROW, estimated at \$750,000 - \$825,000.

On February 21, 2017 the City Council will hold a public hearing during their Regular Session meeting in the Bellevue City Hall Council Chamber at 8:00 p.m. Public hearing notices will be mailed by February 1 to properties near the requested ROW vacation, posted at City Hall and the public library, and notice was published in the *Seattle Times* on January 30. A sign is also posted at the corner of 145th Avenue SE and SE 26th Street with notices available there. At the public hearing staff will present information about the requested ROW vacation then the Council will hear public comment. Following the hearing staff will request Council direction on whether to proceed with the right-of-way vacation. Should Council choose to move forward with the process, staff will prepare an ordinance for Council action at a future meeting.

Attachment: January 9, 2017 City Council Agenda Memo and Attachments

January 9, 2017

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Bellevue College request to waive compensation for vacation of a portion of 145th Avenue SE, north of SE 26th Street.

STAFF CONTACTS

Nora Johnson, Director, 452-4167
Patti Ebert, Sr. Real Property Agent, 452-5203
Civic Services Department

David Berg, Director, 452-6468
Transportation Department

Gregg Schrader, Building Director/Building Official, 452-6457
Development Services Department

POLICY ISSUES

Bellevue City Code 14.35.170 Waiving compensation – Other governmental agencies states, “Where vacation or transfer of a public way is applied for by or on behalf of another governmental agency or jurisdiction, the city council may waive any compensation required by this code and may also waive filing fees, if the council deems such a waiver to be to the public’s interest and advantage.”

Bellevue City Code 14.35.050 requires the public hearing be held, at a time not more than 60 days, nor less than 20 days, after the date of passage of a resolution establishing the hearing date.

Section 14.35.070 of the Bellevue City Code requires that Council hold a public hearing to consider the vacation, to hear any person wanting to speak for or against the vacation, and to pass an ordinance accomplishing the vacation, if appropriate. Staff will gather information and prepare findings to assist the Council in the discussion of the vacation.

DIRECTION NEEDED FROM COUNCIL

ACTION

DIRECTION

INFORMATION ONLY

The purpose of this briefing is to discuss Bellevue College’s request that the City waive compensation for the proposed street vacation. At the end of the discussion, action is requested at this meeting on Resolution No. 9212 setting February 6, 2017 as the date for a public hearing to consider the vacation of a portion of 145th Avenue SE north of SE 26th Street.

BACKGROUND/ANALYSIS

On August 8, 2016 the City received a sufficient street vacation petition signed by property owners of two-thirds of the land abutting a portion of 145th Avenue SE, north of SE 26th Street. The sufficiency

of the petition, as required by City code, has been established. Bellevue College owns all property adjacent to this right-of-way. This section of 145th Avenue SE was dedicated for public use in the Sunset Ranch Plat in September 1953. The right-of-way is 60-feet wide and has a total area of approximately 26,351 square feet. Seven City departments reviewed and commented on the current vacation request. They recommended approving the street vacation, with the following comments.

- Consideration of improved connections for all travel modes with a focus on pedestrian and bicycle movement and access to transit (PCD)
- Retention of a water main easement (Utilities)
- All buildings/structures served by the portion of 145th Avenue SE shall be removed/demolished prior to vacating the right-of-way on the affected roadway (Fire)

Bellevue College recently completed a campus master plan that locates student housing in the northeast portion of their property and assumes this section of right-of-way is vacated. The college has provided the following information about their first student housing building.

This project is designed as an approximately 132,725 square foot building with 350 beds in 137 units. The units consist of a mix of studios, 2-bedroom, 2-bedroom/4 bed (double occupancy) and 4-bedroom apartments. All units are designed with kitchens and private bathrooms inside the unit. The project also includes a main level lounge with a café open to all students on campus and second level multi-purpose meeting space. The project features private study areas and floor lounges. This project is designed to be highly sustainable with LEED Gold certification as target.

Early clearing and grading work began in September 2016 and building construction is tentatively planned to begin February 2017. The college would like to use this right-of-way during construction of the first phase of the project and it would have student housing built within that area in phase two of construction. Project completion is estimated in summer 2018 and the units would be ready for student occupancy fall quarter 2018. The total project cost is estimated at \$48 Million.

The City is expediting the schedule of this street vacation to allow Council time to provide early direction on the subject of waiving monetary compensation. This will also allow Bellevue College more certainty in scheduling their construction.

This right-of-way is Class 1 per Bellevue City Code 14.35.120 which would require compensation of 100 percent of fair market value, estimated at \$750,000 – \$825,000. The State Board for Community and Technical Colleges has requested that the City vacate the right-of-way at no cost based on Bellevue City Code 14.35.170 Waiving compensation - Other governmental agencies. Per this code provision, the Council has the option to waive compensation if it deems such action to “be in the public’s interest and advantage.” To provide Council with an alternative to financial compensation, City staff engaged the college in discussions to provide additional infrastructure that would provide public benefit. This discussion resulted in a proposal for the college to construct a bikeway to city standards that would fill in a gap in a primary north-south bicycle corridor, NS-4 as designated in the 2009 Pedestrian and Bicycle Plan. Specifically, the bikeway through the college campus would link the bike lanes on 145th Place SE across campus to SE 32nd Street, the I-42nd Avenue SE overcrossing of I-90, the I-90 bike trail and neighborhoods south of I-90. This bikeway through the campus would provide for a much more bicycle friendly experience than other options. The designated NS-4 route requires riding along a section of 148th Avenue SE in front of the campus, crossing I-90 and the westbound and eastbound access

ramps, and continuing up 150th Avenue SE to connect with Newport Way. The proposed bike path would provide students, Bellevue residents and other bike traffic better access to and through campus and provide all riders a safer alternative to connect across I-90. Constructing the bikeway through the campus is consistent with the Transportation Commission's Pedestrian and Bicycle Implementation initiative goals to realize a network of bicycle facilities in Bellevue that are connected, protected, and can be implemented rapidly.

The City previously vacated two portions of 145th Avenue SE to Bellevue College (previously Bellevue Community College). In April, 2003 a portion of right-of-way located at SE 28th Street and 145th Avenue SE was vacated with total compensation of \$250,760 and in June 2005 a portion of 145th Avenue SE north of SE 28th Street was vacated with compensation totaling \$104,640.

Per Chapter 14.35.030 of Bellevue City Code, Council is being asked to initiate the street vacation procedure by adopting Resolution 9212 at the conclusion of tonight's study session. If approved, a public hearing will be scheduled for February 6th. Following the proposed public hearing on this requested right-of-way vacation, Council will be asked a) whether or not to proceed with the vacation and b) whether monetary compensation should be waived for Bellevue College in lieu of their commitment to a mutually beneficial project.

ALTERNATIVES

1. Adopt Resolution initiating vacation of a portion of 145th Avenue SE north of SE 26th Street (adjacent to Bellevue College); and setting a time and place for a hearing to consider such vacation.
2. Do not set a public hearing date and provide alternative direction to staff.

RECOMMENDATION

Move to adopt Resolution No. 9212 initiating vacation of a portion of 145th Avenue SE north of SE 26th Street (adjacent to Bellevue College); and setting a time and place for a hearing to consider such vacation.

ATTACHMENTS

- A. Copy of Petition to Vacate Street
- B. State of Washington State Board for Community and Technical Colleges Resolution 16-05-12
- C. Draft Site Master Plan Bellevue College Housing Project
Proposed Resolution No. 9212

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A



CITY OF BELLEVUE
 Transportation Department

PETITION TO VACATE STREETS

TO THE HONORABLE CITY COUNCIL OF THE CITY OF BELLEVUE:

The undersigned, being owners of an interest in the real estate abutting that portion of the street or alley herein sought to be vacated, do petition the City Council of the City of Bellevue to vacate that portion of:

① 145TH AVENUE SE BELLEVUE
 In the City of Bellevue described as follows:

② Attach legal description on a second page.

And request a time and place be fixed when this petition will be heard by the City Council.

The undersigned each consents to such proposed vacation and warrants that the granting thereof will not adversely affect his vested rights as an abutting owner.

DATED at Bellevue, Washington, this 9TH day of AUGUST, 20 16.

| | NAME | ADDRESS |
|---|--|---|
| ③ | <u>Marty Brown</u> <u>Marty Brown</u> | <u>1300 Quince St SE</u> <u>Olympia WA 98504</u> |
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INSTRUCTIONS

1. Insert name of street (i.e., N.E. 4th, Bellevue Way S.E., alley East of 99th S.E.).
2. Attach precise legal description (i.e., metes and bounds, parallel lines, etc.).
3. a) Signatures of owners of $\frac{2}{3}$ of lineal frontage must sign.
 b) Print name and phone number below signature.
 c) Spouses do not need to sign.
 d) Contract sellers must sign.
 e) Owners in common must sign.

SUBMIT: This petition to the City Clerks Office located on the 2nd Floor of City Hall, 450 110th Ave NE. A Pre-Hearing Fee of \$1,650.00 will be collected at that time.
 If the hearing findings favor vacation, a Post-Hearing Fee will be collected in the amount of \$1,100.00 and an appraisal fee of \$1,500.00.

**State of Washington
State Board for Community and Technical Colleges
Resolution 16-05-12**

A resolution relating to Bellevue College's request to acquire a right of way in the Sunset Ranch subdivision adjacent to the campus where the college has been acquiring properties to be used of student housing.

WHEREAS, the college is requesting the City of Bellevue transfer the right of way at no cost; and

WHEREAS, the college already owns the property surrounding the right of way and this is part of the college's master plan; and

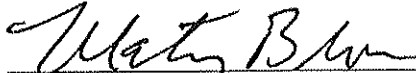
WHEREAS, the college will ultimately use the property for development of student housing;

THEREFORE BE IT RESOLVED, that the State Board for Community and Technical Colleges authorizes Bellevue College authority to acquire the right of way in the Sunset Ranch subdivision in the name of the State Board, at no cost, to be used for development of student housing.

BE IT FURTHER RESOLVED, that the State Board for Community and Technical Colleges authorizes the executive director to make adjustments to this action, including any necessary changes to the State Board's policy manual, as necessary, for actions taken by the governor, Legislature, data corrections, externally imposed restrictions or guidelines, uniform accounting and reporting requirements, and unanticipated changes in state or federal law.

APPROVED AND ADOPTED on May 5, 2016.

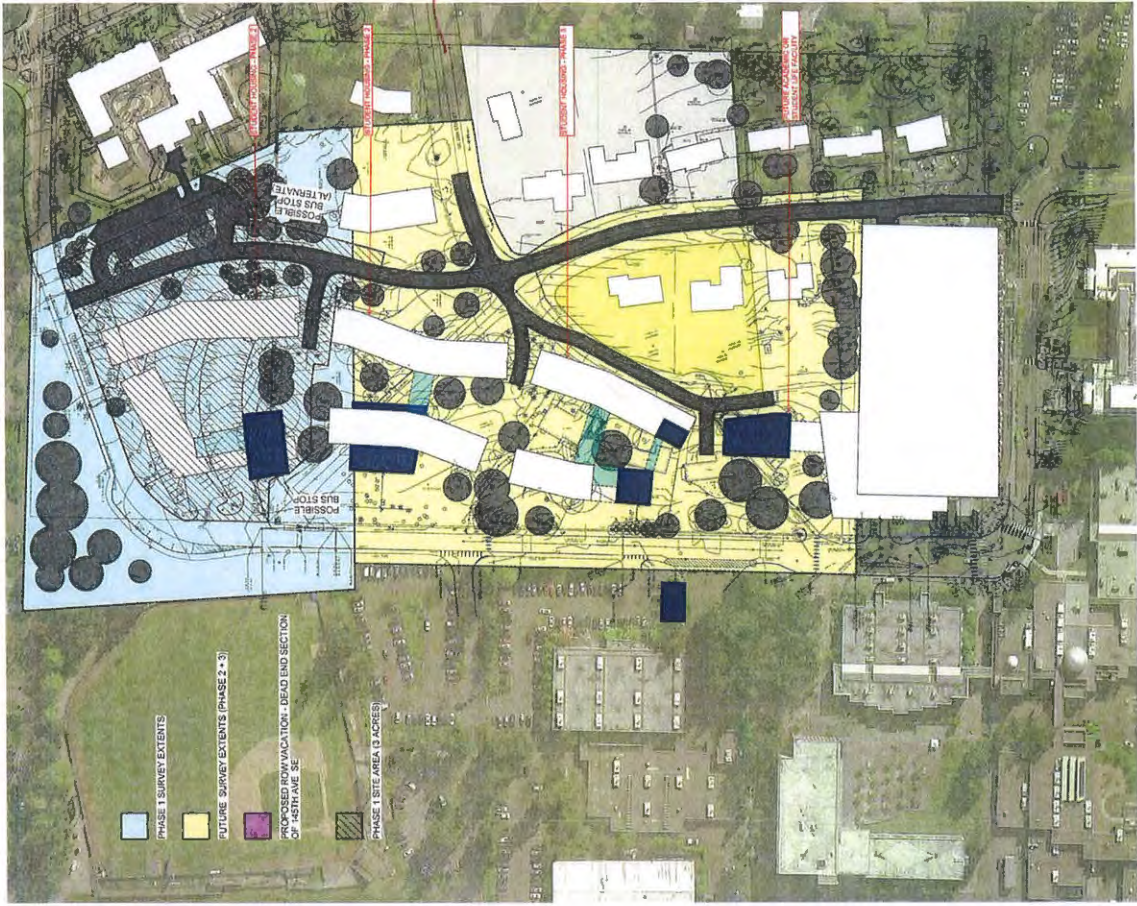
ATTEST:



Marty Brown, secretary



Shaunta Hyde, chair



ACCELERATED
 THIS AREA IS AN
 ACCELERATED
 PHASE 1
 SITE PLAN AND
 PRELIMINARY
 CONSTRUCTION
 CAMPAIGN AND
 CONSTRUCTION
 MATERIALS
 CITY USE ACTIVITIES

NOT TO BE CONSIDERED
 WITH RESPECT TO
 CONSTRUCTION

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 9212

A RESOLUTION initiating vacation of a portion of 145th Avenue SE north of SE 26th Street (adjacent to Bellevue College); and setting a time and place for a hearing to consider such vacation.

WHEREAS, the City Council received a petition to initiate the vacation of a portion of City right-of-way, as set forth in Section 1 below, and desires to set a time and place for a hearing before the City Council to consider such vacation; now, therefore.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. A petition for a street vacation is hereby initiated, pursuant to Section 14.35.030 of the Bellevue City Code ("BCC"), for the following City right-of-way:

A portion of 145th Avenue SE north of SE 26th Street (adjacent to Bellevue College), as more particularly described in Exhibit A.

Section 2. A public hearing shall be held upon the proposal to vacate the City right-of-way set forth in Section 1, on February 6, 2017, at 8:00 pm or as soon thereafter as the matter may be heard by the City Council, in the Council Chambers at Bellevue City Hall, 450 110th Avenue NE, Bellevue, Washington.

Section 3. Notice of such hearing shall be provided and posted in the manner required by BCC 14.35.050 inviting interested persons to appear and be heard for or against the proposed vacation.

Passed by the City Council this _____ day of _____, 2017, and signed in authentication of its passage this _____ day of _____, 2017.

(SEAL)

John Stokes, Mayor

Attest:

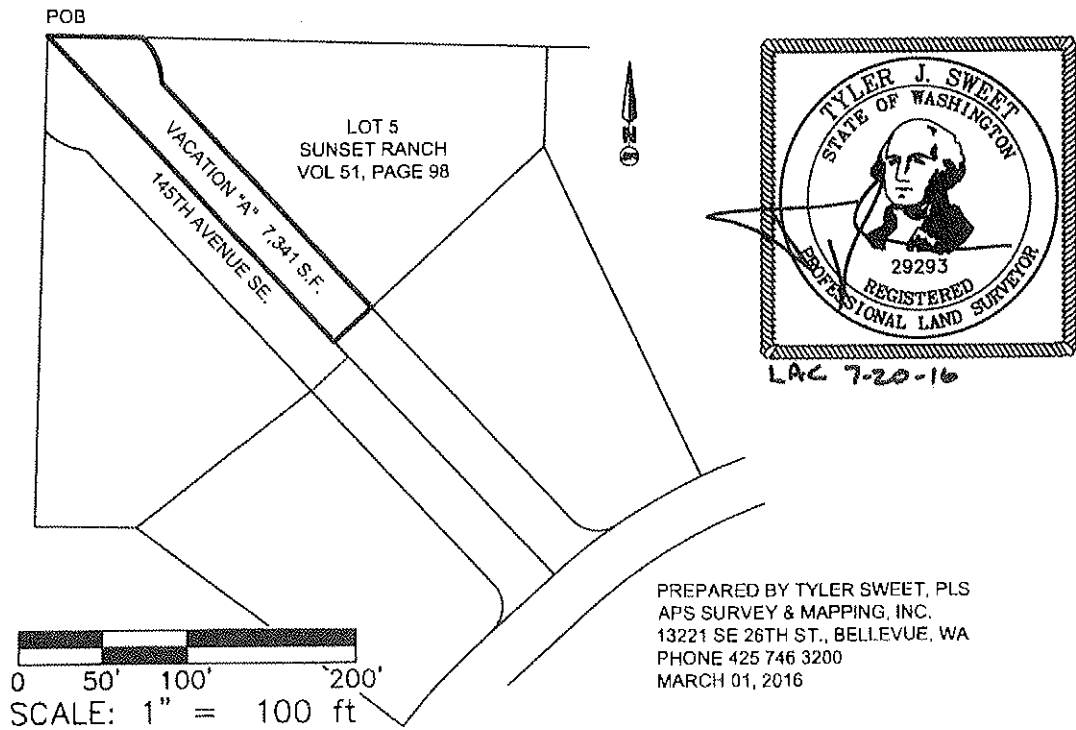
Kyle Stannert, City Clerk

EXHIBIT A

VACATION "A"

A PORTION OF 145TH AVENUE S.E. RIGHT-OF-WAY TO BE VACATED WITHIN THE THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M., BELLEVUE, WASHINGTON. SAID VACATED PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

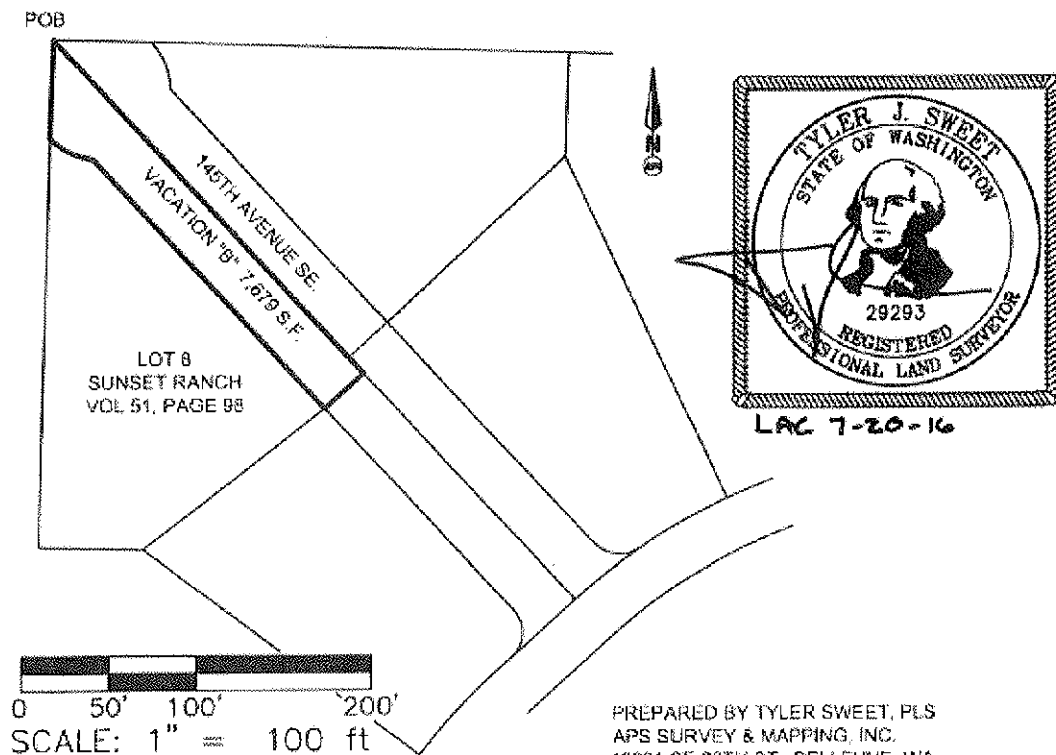
BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF SUNSET RANCH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 51 OF PLATS, PAGE 98, RECORDS OF KING COUNTY, WASHINGTON;
THENCE S 88°12'02" E FOR 55.95 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID SUNSET RANCH;
THENCE ALONG THE SOUTHWESTERLY PROPERTY LINE OF SAID LOT 5 ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 42°34'57", FOR AN ARC LENGTH OF 29.73 FEET, SAID CURVE HAVING A LONG CHORD BEARING OF S 22°27'45" E ;
THENCE S 42°34'51" E FOR 184.90 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5;
THENCE S 47°25'09" W FOR 30.00 FEET TO CENTERLINE OF SAID 145TH AVENUE S. E. ;
THENCE N 42°34'51" W ALONG SAID CENTERLINE FOR 211.31 FEET TO THE CENTER OF A PARTIAL 40 FOOT RADIUS CUL-DE-SAC;
THENCE N 42°34'51" W FOR 40.00 FEET TO THE POINT OF BEGINNING.
SAID VACATED PORTION CONTAINS 7,341 SQUARE FEET, MORE OR LESS.



VACATION "B"

A PORTION OF 145TH AVENUE S.E. RIGHT-OF-WAY TO BE VACATED WITHIN THE THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M., BELLEVUE, WASHINGTON. SAID VACATED PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

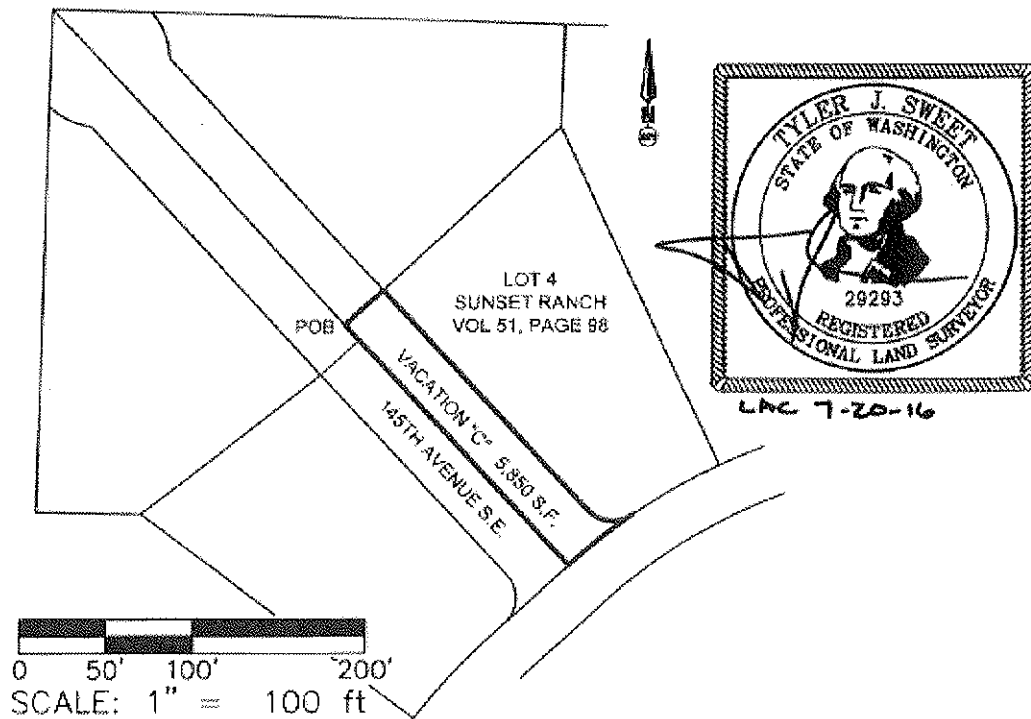
BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF SUNSET RANCH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 51 OF PLATS, PAGE 98, RECORDS OF KING COUNTY, WASHINGTON;
THENCE S 42°34'51" E FOR 40.00 FEET TO THE CENTER OF A PARTIAL 40 FOOT RADIUS CUL-DE-SAC;
THENCE S 42°34'51" E FOR 223.88 FEET ALONG THE CENTERLINE OF SAID 145TH AVENUE S.E.;
THENCE S 47°25'09" W FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF LOT 8 OF SAID SUNSET RANCH;
THENCE N 42°34'51" W ALONG THE NORTHEASTERLY PROPERTY LINE OF SAID LOT 8 FOR 197.47 FEET NON-TANGENT CURVE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 39°16'40", FOR AN ARC LENGTH OF 27.42 FEET, TO THE WEST BOUNDARY OF SAID SUNSET RANCH, SAID CURVE HAVING A LONG CHORD BEARING OF N 64°21'06" W;
THENCE N 1°23'02" E ALONG THE WEST BOUNDARY FOR 57.58 FEET TO THE POINT OF BEGINNING.
SAID VACATED PORTION CONTAINS 7,679 SQUARE FEET, MORE OR LESS.



VACATION "C"

A PORTION OF 145TH AVENUE S.E. RIGHT-OF-WAY TO BE VACATED WITHIN THE THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M., BELLEVUE, WASHINGTON. SAID VACATED PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PLAT OF SUNSET RANCH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 51 OF PLATS, PAGE 98, RECORDS OF KING COUNTY, WASHINGTON;
THENCE S 42°34'51" E FOR 40.00 FEET TO THE CENTER OF A PARTIAL 40 FOOT RADIUS CUL-DE-SAC;
THENCE S 42°34'51" E ALONG THE CENTERLINE OF SAID 145TH AVENUE S.E. FOR 211.31 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 42°34'51" E CONTINUING ALONG SAID CENTERLINE FOR 192.41 FEET TO A NON-TANGENT CURVE;
THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 346.53 FEET AND A CENTRAL ANGLE OF 07°50'31", FOR AN ARC LENGTH OF 47.43 FEET, SAID CURVE HAVING A LONG CHORD BEARING OF N 51°18'33" E TO A NON-TANGENT CURVE ON THE SOUTHWESTERLY PROPERTY LINE OF LOT 4 OF SAID SUNSET RANCH;
THENCE ALONG SAID NON-TANGENT A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 82°11'20", FOR AN ARC LENGTH OF 28.69 FEET, SAID CURVE HAVING A LONG CHORD BEARING OF N 83°40'31" W;
THENCE N 42°34'51" W ALONG THE SOUTHWESTERLY PROPERTY LINE OF SAID LOT 4 FOR 175.81 FEET;
THENCE S 47°25'09" W FOR 39.00 FEET TO THE TRUE POINT OF BEGINNING.
SAID VACATED PORTION CONTAINS 5,850 SQUARE FEET, MORE OR LESS.



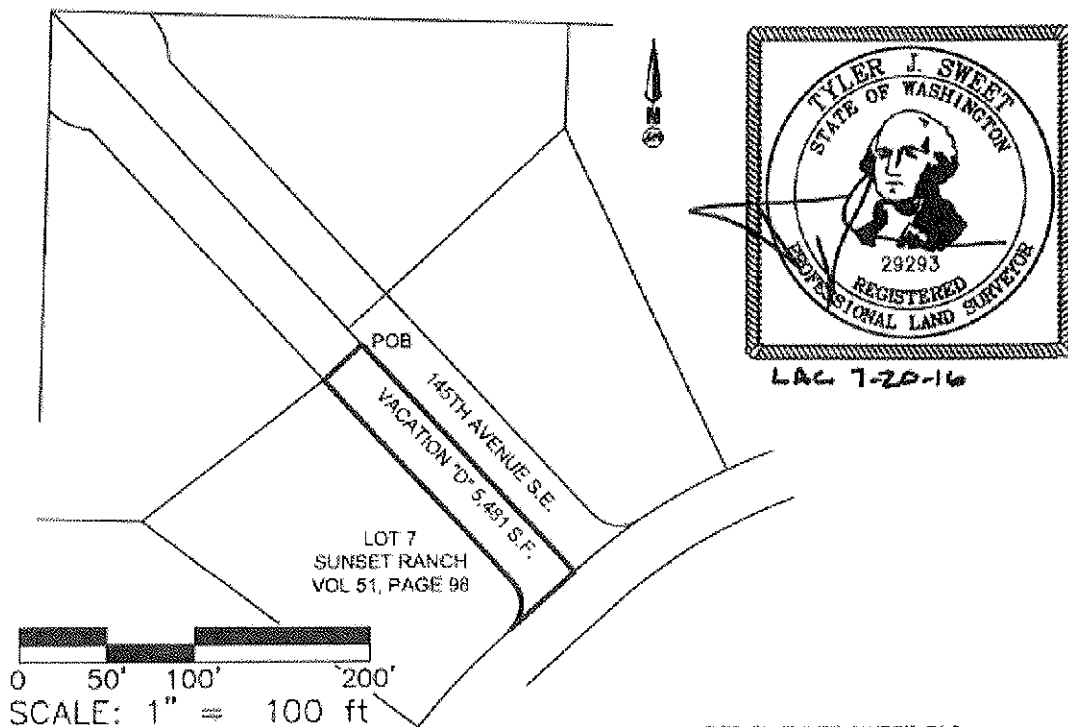
PREPARED BY TYLER SWEET, PLS
APS SURVEY & MAPPING, INC.
13221 SE 28TH ST., BELLEVUE, WA
PHONE 425 746 3200
MARCH 01, 2016

VACATION "D"

A PORTION OF 145TH AVENUE S.E. RIGHT-OF-WAY TO BE VACATED WITHIN THE THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M., BELLEVUE, WASHINGTON. SAID VACATED PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PLAT OF SUNSET RANCH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 51 OF PLATS, PAGE 98, RECORDS OF KING COUNTY, WASHINGTON;
THENCE S 42°34'51" E FOR 40.00 FEET O THE CENTER OF A PARTIAL 40 FOOT RADIUS CUL-DE-SAC;
THENCE S 42°34'51" E ALONG THE CENTERLINE OF SAID 145TH AVENUE S.E. FOR 223.86 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 42°34'51" E CONTINUING ALONG SAID CENTERLINE FOR 179.84 FEET;
THENCE S 47°24'46" W FOR 49.91 FEET TO A NON-TANGENT CURVE ON THE MOST EASTERLY PROPERTY LINE OF LOT 7 OF SAID SUNSET RANCH;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89°44'45", FOR AN ARC LENGTH OF 31.33 FEET, SAID CURVE HAVING A LONG CHORD BEARING OF N 02°17'31" E;
THENCE N 42°34'52" W ALONG THE NORTHEASTERLY PROPERTY LINE OF LOT 7 OF SAID FOR 159.84 FEET;
THENCE N 47°25'09" E FOR 30.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID VACATED PORTION CONTAINS 5,481 SQUARE FEET, MORE OR LESS.



PREPARED BY TYLER SWEET, PLS
APS SURVEY & MAPPING, INC.
13221 SE 26TH ST., BELLEVUE, WA
PHONE 425 746 3200
MARCH 01, 2016

**EAST BELLEVUE COMMUNITY MUNICIPAL CORPORATION
OF THE CITY OF BELLEVUE, WASHINGTON**

Resolution No. 560

A RESOLUTION electing Chair, Vice Chair and Alternate Vice Chair
for the year 2017.

WHEREAS, at the regular meeting held on February 7, 2017, the Chair, Vice Chair
and Alternate Vice Chair of the East Bellevue Community Council were duly nominated and
elected; and

WHEREAS, the ensuing terms shall begin upon election and terminate at the first
regular meeting in February, 2018;

**NOW THEREFORE, THE EAST BELLEVUE COMMUNITY
COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
RESOLVE AS FOLLOWS:**

SECTION 1: _____ is hereby elected Chair of the
East Bellevue Community Council, the term of office to expire at the first regular meeting in
February, 2018.

SECTION 2: _____ is hereby elected Vice Chair
of the East Bellevue Community Council, the term of office to expire at the first regular meeting
in February, 2018.

SECTION 3: _____ is hereby elected Alternate
Vice Chair of the East Bellevue Community Council, the term of office to expire at the first
regular meeting in February, 2018.

SECTION 4: The Clerk is hereby directed to certify the original of this Resolution and
to keep the same on file in the Clerk's office.

PASSED by a majority vote of the East Bellevue Community Council on this day of
February 7, 2017 and signed in authentication of its passage this day of February 7, 2017.

(SEAL)

EBCC Chair

ATTEST:

Karin Roberts
Deputy City Clerk



MEMORANDUM

DATE: January 24, 2017
TO: Chair Capron and Members of the East Bellevue Community Council
FROM: Karin Roberts, Deputy City Clerk
SUBJECT: Continuance of Existence

In accordance with RCW 35.14.060, the continuance of existence of community municipal corporations for an additional period of four years' duration must be approved by the voters at an election. The authorization may be initiated pursuant to a resolution praying for such continuation.

Upon receipt of a valid resolution, the city clerk shall cause a proposition on continuation of the term of existence of the community municipal corporation to be placed on the ballot at the next city general election. If the results of the election reveal that a majority of the votes cast are for continuation, the municipal corporation shall continue in existence for an additional period of four years.

Resolution 561, a resolution praying for continuation of the existence of the East Bellevue Community Municipal Corporation for an additional four years has been provided for your approval.

Action: Move to adopt Resolution 561, praying for continuation of the existence of the East Bellevue Community Municipal Corporation for an additional period of four years.

**EAST BELLEVUE COMMUNITY MUNICIPAL CORPORATION
OF THE CITY OF BELLEVUE, WASHINGTON**

Resolution No. 561

**A RESOLUTION praying for continuation of the existence of
the East Bellevue Community Municipal Corporation for an
additional period of four years.**

WHEREAS, provision for the continuation of the existence of community municipal corporations is provided for in RCW 35.14.060,

NOW, THEREFORE, BE IT RESOLVED by the Community Council of the East Bellevue Community Municipal Corporation of the City of Bellevue, Washington, as follows:

Section 1: That the best interests of the residents of the East Bellevue Community Municipal Corporation would be served by continuation of the existence of said community municipal corporation, whose territory is described as follows:

Beginning at the intersection of the east line of Plat of Phantom Lake View No. 3, Volume 58 of Plats, pages 69 & 70, Records of King County, and a line 30' southerly of and parallel with the north line of the northeast 1/4 of the northeast 1/4 of Section 11, T24N, R5E, W.M.; said point being the northeast corner of Lot 3, Block 5 said Plat, said point also being on the south margin of S.E. 24th St., said point also being on the existing City Limits of the City of Bellevue as established by Ordinance 921 of that city.

Thence westerly along said south margin of S.E. 24th St. (and its westerly extension) to the centerline of 156th Ave. S.E.; thence northerly along said centerline of 156th Ave. S.E. and northeast to the existing City Limits of the City of Bellevue (as established by Ordinance 1023 and 1034 of said city) being the westerly extension of the south margin of N.E. 4th Street; thence generally westerly along said City Limits, as established by Ordinance 1023 and 1034 to the City Limits as established by Ordinance 1049 (at this point the east line of Section 33, T25N, R5E, W.M.); thence generally southerly along said City Limits of Ordinance 1049 to the City Limits as established by Ordinance 676 (at this point the north line of Section 4, T24N, R5E, W.M.); thence easterly and southerly along said City Limits of Ordinance 676 to the City Limits established by Ordinance 921 of said city; thence generally southerly and easterly along said City Limits to the point of beginning; King County, Washington.

Section 2: The Clerk is hereby directed to file a certified copy of this resolution with the City Council of the City of Bellevue, Washington, not less than seven months prior to the end of the term of existence of the community municipal corporation.

Section 3: Upon receipt of a certified copy of this resolution, the City Clerk shall cause a proposition on consideration of the term of existence of the community municipal corporation to be placed on the ballot at the next city general election, November 7, 2017.

Section 4: The ballots shall contain the words "For continuation of the community municipal corporation" and "Against continuation of the community municipal corporation" or words equivalent thereto, and shall also contain the names of the candidates to be voted for to fill the positions on the Community Council. The names of all candidates to be voted upon shall be printed on the ballot alphabetically in groups under the numbered position on the Council for which they are candidates.

Section 5: The cost of said election shall be paid by the City of Bellevue pursuant to RCW 35.14.060.

Section 6: The Clerk is hereby directed to certify the original of this resolution, to file the same, and to keep the same on file in her office.

PASSED By the East Bellevue Community Council on the 7th day of February, 2017, and signed in authentication of its passage this 7th day of February, 2017.

(SEAL)

Chair

ATTEST:

Karin Roberts, CMC
Deputy City Clerk

East Bellevue Community Council
Summary Minutes of Regular Meeting

December 6, 2016
6:30 p.m.

Lake Hills Clubhouse
Bellevue, Washington

PRESENT: Chair Capron, Vice Chair Hummer, and Councilmembers Hughes and Kasner

ABSENT: Councilmember Gooding

STAFF: Catherine Drews, Assistant City Attorney, City Attorney's Office
Trisna Tanus, Legal Planner, Development Services Department (DSD)
Nicholas Matz, Senior Planner, Planning and Community Development

1. **CALL TO ORDER**

The meeting was called to order at 6:32 p.m. with Chair Capron presiding.

2. **ROLL CALL**

Deputy City Clerk Karin Roberts called the roll. All Councilmembers except Councilmember Gooding were present.

3. **FLAG SALUTE**

Chair Capron led the flag salute.

4. **COMMUNICATIONS: WRITTEN AND ORAL**

Saghar Rasoulamini, Government Relations Liaison for Students of Bellevue College, said the students would like to work with the East Bellevue Community Council on issues affecting the community, including affordable housing and transportation.

Chair Capron invited Ms. Rasoulamini to provide a presentation during a future EBCC meeting.

Don Boettiger described improvements underway at Highland Village low-income apartments, including the removal and maintenance of vegetation and other renovations. He encouraged everyone to stop by to see the transformation of the site.

Stephanie Walter recalled that she began attending EBCC meetings regarding the issue of individual room rentals in single-family neighborhoods and related concerns about the potential danger for students choosing to live in those situations. She said three sexual offenses involving

a middle school student recently occurred at one of the houses. She spoke in favor of housing on campus to provide a safer environment for students.

Ms. Rasoulamini said Bellevue College is currently working on the development of dorms, which will primarily serve international and out-of-state students. Efforts are also being made to explore additional options for affordable student housing.

Councilmember Kasner encouraged the students to work with the Lake Hills Neighborhood Association as well.

5. REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS

(a) Community Council Business and New Initiatives

Councilmember Hughes said he participated in meetings as a member of the Independent Salary Commission. He noted that there is a piece of artwork at Bellevue Square that will be moved to the Lake Hills neighborhood. He said there is a new bus shelter on Main Street near the mosque. Mr. Hughes said the traffic light project at Main Street and 148th Avenue has not been completed. He passes the intersection nearly daily and rarely sees anyone working at the site.

Vice Chair Hummer said she and Chair Capron met with City Councilmember Lynne Robinson regarding affordable housing, adult family homes, traffic congestion, and keeping park restrooms open year-round. Ms. Hummer said she appreciates Mr. Capron for helping her to focus on EBCC and overall Lake Hills issues.

Irene Fernandes said she sees daily traffic backups at Main Street and 148th Avenue.

Ms. Hummer noted that she had hip replacement surgery and is doing well.

Ms. Hummer said she provided comments to the City Council regarding elected, appointed, and hired public servants. She opined that those individuals have a duty to represent the levy-supporting, property tax-paying Bellevue residents. She said that is her rationale for advocating to keep the park restrooms open.

Councilmember Kasner said he completed the Bellevue Essentials class. He encouraged residents to learn more about City government and the community and to become involved in issues. He observed that residents who coordinate their advocacy efforts before the City Council are often successful in achieving their goals.

Mr. Kasner said he attended the Eastside Transportation Association (ETA) meeting, Movies that Matter, and the Bellevue College Alumni Association meeting. He said the November Movies that Matter film addressed health care, and the January movie will be about homelessness.

Mr. Kasner said he looks forward to working with the community through his involvement with the EBCC and the Lake Hills Neighborhood Association. He noted that the sculpture to be moved to East Bellevue, which he calls the lollipop sculpture, is currently located outside Bellevue Square across from the Bellevue Arts Museum.

Responding to Barbara Benson in the audience, Mr. Kasner said the Cornucopia art sculpture originally intended for East Bellevue is still under discussion.

Chair Capron said the traffic light at Main Street and 148th Avenue is scheduled to begin operating by the end of the week. The sidewalks will be completed by mid-December. He said the project has negatively impacted his business, with a net loss of approximately \$300 per day since it began in mid-July. It was originally intended to be an eight-week project.

Mr. Capron commented that his meeting with Vice Chair Hummer and City Councilmember Lynne Robinson included a discussion about housing and adult family homes, which essentially serve as skilled nursing centers. He said residents are concerned that this type of business is allowed in single-family zones. Mr. Capron noted that Councilmember Robinson is very knowledgeable about housing issues. He said he spoke to Ms. Robinson about the Fire Facilities levy and the Neighborhood Transportation levy. He would like the City to use some of the funds to work with Puget Sound Energy (PSE) to loop the East Bellevue substations and to provide sidewalk and other improvements at 164th Avenue.

Chair Capron said PSE went to the court of appeals in early November and has six months to respond to the EBCC.

6. **APPROVAL OF AGENDA**

Vice Chair Hummer moved to approve the agenda. Councilmember Hughes seconded the motion, which carried by a vote of 4-0.

7. **DEPARTMENT REPORTS:** None.

8. **PUBLIC/COURTESY HEARINGS**

- (a) Final Public Hearing: Land Use Code Amendment to adopt permanent regulations limiting the siting and number of marijuana retailers, and prohibiting medical marijuana cooperatives and marijuana research uses.

Chair Capron introduced staff's presentation regarding permanent marijuana regulations. He encouraged Councilmembers to hold their questions until the end of the presentation.

Catherine Drews, Assistant City Attorney, introduced Trisna Tanus, the City's new Legal Planner.

Ms. Tanus presented the permanent marijuana regulations adopted by the City Council on November 7, 2016, under Ordinance No. 6316. She briefly summarized the history of the legalization of recreational marijuana in Washington state. She said the Planning Commission reviewed and developed recommendations regarding permanent regulations.

Ms. Tanus said there are currently three marijuana retail stores in Bellevue (BelRed, Downtown, Wilburton), and two stores are in the development phase (Eastgate, Factoria). State law that went

into effect on July 1, 2016, allocated four additional retail licenses to Bellevue and allowed marijuana research uses. It also allowed jurisdictions to reduce separation distances, with the exception of the separation between marijuana businesses and elementary and secondary schools and playgrounds.

Ms. Tanus said Ordinance No. 6286 adopted by the City Council on May 5, 2016, provided interim zoning controls adding a 100-foot separation distance for residential development, and limited the number of marijuana retail stores to one in each of the following subareas: BelRed, Crossroads, Downtown, Eastgate, Factoria and Wilburton.

The City Council adopted interim Ordinance No. 6296 on June 16, 2016, which prohibited medical marijuana cooperatives and marijuana research uses in Bellevue. The ordinance also established civil penalties and abatement procedures for certain violations.

Ms. Tanus described the City Council's public process leading to the adoption of permanent regulations by Ordinance No. 6316 on November 7, 2016.

Ms. Tanus requested the EBCC's approval of Ordinance No. 6316.

Responding to Councilmember Kasner, Ms. Drews said the proposed Eastgate retail store is near the Washington State Patrol office on the north side of I-90.

Chair Capron questioned the implications if the EBCC did not approve Ordinance No. 6316.

Ms. Drews said the previously adopted marijuana regulations would remain in effect in the EBCC jurisdiction. However, the updated regulations would not go into effect. In further response, Ms. Drews said retail stores can now also sell medical marijuana. If the EBCC does not approve Ordinance No. 6316, medical marijuana cooperatives would be allowed in single-family homes within the EBCC area. Ms. Drews said the City Council wants to keep marijuana growing out of residential neighborhoods. Cooperatives are allowed to grow up to 60 plants within a home.

Ms. Drews clarified that the majority of the ordinance does not affect East Bellevue because the area does not have the appropriate zoning districts for retail stores, producers, or processors.

Councilmember Kasner said he wants to be sure that individuals continue to have access to medical marijuana. In response to Mr. Kasner, Ms. Drews said the City receives a portion of marijuana tax revenues. Mr. Kasner said he wishes the EBCC had been more involved in the early discussions about marijuana regulations in Bellevue.

Responding to Councilmember Hummer, Ms. Drews said medical marijuana cooperatives are restricted, under state law, to single-family and multifamily homes.

Councilmember Kasner expressed concern about the proximity of the proposed Eastgate Homeless Men's Shelter to the potential Eastgate retail marijuana store.

Responding to Mr. Kasner, Ms. Drews said medical marijuana is available in retail stores.

Ms. Hummer, referring to Mr. Kasner's comments on the homeless shelter, said the facility is proposed as a low-barrier shelter that does not prohibit individuals under the influence of drugs or alcohol.

Councilmember Hughes observed that it is easy for individuals to access alcohol, which is more dangerous than marijuana.

Chair Capron opened the public hearing at 7:36 p.m.

Stephanie Walter expressed concern regarding marijuana odor and said she would like to prohibit marijuana growing in residences.

Ms. Drews noted that individuals who notice an odor from marijuana businesses should call the Puget Sound Clean Air Agency.

Graham Seeby questioned whether a condo association or landlord can restrict marijuana grow operations. Ms. Drews said she was not familiar with that issue.

Chair Capron closed the public hearing at 7:39 p.m.

Responding to Ms. Hummer, Ms. Drews said the City limited the number of stores to six, instead of the allowed eight, largely in response to concerns raised by residents.

Responding to Mr. Kasner, Ms. Drews said Amanda Jensen, Bellevue Police Department, presented data to the City Council earlier in the year which demonstrated that the existing marijuana retail stores have been good neighbors and have not resulted in increased criminal activity. She said they have the lowest theft rates of any commercial use, including grocery stores.

Councilmember Hummer expressed an interest in the total revenues to the City from marijuana businesses. Ms. Drews said the Liquor and Cannabis Board web site has general information regarding the revenues generated by retail stores. However, the City's Finance Department might be able to provide more specific data.

Chair Capron said he likes the provision allowing a maximum of six stores.

Responding to Mr. Boettiger, Ms. Drews said the City Council could decide in the future to allow more stores.

At 7:47 p.m., Chair Capron declared a short break. The meeting resumed at 7:52 p.m.

- (b) Public Hearing: Ordinance No. 6323 amending the Bellevue Land Use Code to incorporate Low Impact Development Principles intended to reduce stormwater runoff from new development and redevelopment.

Ms. Drews introduced Wayne Carlson and Brittany Port, consultants with AHBL. Mr. Carlson noted that Paul Bucich, Assistant Director of Utilities, has been involved in the project as well but was not able to attend this evening.

Mr. Carlson said the City Council adopted Ordinance No. 6323 on November 21, 2016, which amends the Land Use Code to incorporate low impact development (LID) principles intended to reduce stormwater runoff related to new development and redevelopment. LID principles project falls under the City's Phase II National Pollutant Discharge Elimination System (NPDES) permit, which is a requirement of the Federal Clean Water Act to protect and restore water quality for fishing and swimming uses. The permits are issued every five years through the State Department of Ecology (DOE).

Mr. Carlson said the NPDES permit requires that the City establish LID principles and best management practices. The LID goals are to minimize: native vegetation loss, impervious surface coverage, and stormwater runoff.

Mr. Carlson said the consultants analyzed the City's existing codes and standards in its development of LID principles. Amendments to the Land Use Code address reducing impervious surfaces, preserving and enhancing the tree canopy, and clustering development on lots to preserve vegetation.

Mr. Carlson said the City Council's project interest statement expresses support for the objective of making LID principles the preferred and commonly used standards for development and redevelopment. The related amendments to the City Code recognize the need to balance competing needs and to comply with the City's NPDES stormwater permit.

Mr. Carlson said the LID principles establish a hard surface limit (including pervious and impervious surfaces), reduce the pervious surface coverage by zoning districts, and provide an option for situations in which permeable pavement is not technically feasible. He said building roofs and concrete porches are considered impervious surfaces. A permeable paving driveway is considered a hard surface, and a concrete driveway is impervious.

Ms. Drews said the code revisions go beyond impervious surfaces to also include permeable surfaces, where feasible.

Mr. Carlson described an example of the implications of LID principles on residential lots. The new Department of Ecology (DOE) Stormwater Manual issued with the NPDES permit indicates that any new development with more than 5,000 square feet of new hard surfaces is required to evaluate the use of permeable pavement. Mr. Carlson said the revisions to the dimensional requirements do not change the allowed building coverage. However, a new hard surface limit is proposed and existing impervious surface coverage is reduced. For sites that cannot infiltrate based on the technical and feasibility criteria in the stormwater manual, existing impervious surface limits will be allowed.

Ms. Drews described the LID dimensional requirements from the Land Use Code. The chart is used by property owners to determine maximum lot coverage by structures and hard surfaces, maximum impervious surface coverage, and alternative maximum impervious surface coverage.

Mr. Carlson highlighted the proposed changes to the dimensional requirements chart for residential and commercial development and redevelopment. He said the existing code allows applicants to use permeable pavement if green space requirements are met for the front yard. Many of the new developments have 60-70 percent hard surface coverage. He described examples of commercial development.

Ms. Drews said no changes are proposed for the Downtown and BelRed areas. The setbacks in the Downtown are zero, so there are no opportunities to reduce impervious surfaces. The Downtown also has certain stormwater discharge exemptions under the NPDES permit. The BelRed Plan established in 2009 already includes low impact development principles for the BelRed area.

Mr. Carlson said the footnote on hard surface coverage states that the maximum hard surface and maximum impervious lot coverages are independent limitations, and the impervious surface coverage shall be included in the total calculation of hard surface. He highlighted additional footnotes that address exceptions related to innovative techniques and technical infeasibility.

Ms. Drews said the Utilities Department has mapped Bellevue to determine whether each site is feasible or infeasible for the LID techniques. The information is available to developers and all property owners to assist them in evaluating the potential requirements for a site.

Continuing, Mr. Carlson said the revised code language regarding innovative techniques places a limit on the amount of hard surface allowed on a site. He summarized that the code revisions related to LID principles: 1) establish a hard surface limit by zoning district, 2) reduce the impervious surface limit, 3) provide an alternative for addressing sites where the principles are not feasible, and 4) revise the innovative techniques language consistent with the hard surface limits.

Mr. Carlson said there are a number of Comprehensive Plan policies that support the use of LID practices.

Mr. Carlson described how planned unit development (PUD) can cluster structures on one side of each lot to retain larger open spaces. If this option is used, a zero lot line setback is allowed for the structure on one side of the lot, which would border the open space on the adjacent lot.

Chair Capron noted that the clustering technique is used in Colorado to allow wider spaces between homes for emergency vehicle access (e.g., fire engines).

Mr. Carlson said the LID approach modifies certain site design submittal requirements to require that soils and hydrology information is submitted earlier in the development permit process.

Chair Capron thanked staff and the consultants for the presentation. He observed that the LID approach encourages property owners and developers to use certain practices, while providing alternatives if those practices are not feasible.

Councilmember Kasner questioned the level of public input in the City's process. Ms. Drews said there was significant public involvement with developers, residents, builders, and other stakeholders.

Councilmember Hughes questioned the stormwater flow in the Downtown. Ms. Drews said the water runoff is filtered and treated through catch basins, which are cleaned on a regular basis.

Councilmember Hummer noted Bellevue College's work on its soccer fields and questioned whether the City's regulations have jurisdiction over those fields. Ms. Drews said she was not sure, but she opined that the City probably does not have jurisdiction because it does not have authority over other land use practices on the campus. She said the college works with the City, however, and must follow State standards.

Chair Capron opened the public hearing at 8:32 p.m.

Councilmember Hummer questioned the consequence if the EBCC does not approve Ordinance No. 6323 adopting LID principles for the East Bellevue area. Ms. Drews said the area would be out of compliance with the federal NPDES permit requirements.

Responding to Ms. Hummer, Ms. Drews said the clustering principles do not increase the density allowed within a PUD. In further response, Ms. Drews said the best management practices fall under a separate component of the NPDES permit. They were previously adopted as a programmatic framework.

Councilmember Kasner noted Blueberry Court at SE 8th Street and 145th Place SE as an example of clustering. He recalled that staff's previous presentation described a development that was able to maximize a large open space by clustering structures on one area of the site. Mr. Kasner thanked staff for the presentation.

Responding to Councilmember Hughes, Ms. Drews said the LID principles apply to both redevelopment and new development.

Responding to Ms. Hummer, Ms. Drews said the permit process for LID principles is the same process used for all City permits.

Responding to Ms. Hummer, Ms. Drews said staff began the process to develop LID principles with the City Council in September 2013. The principles were studied and discussed by the Parks and Community Services Board, Environmental Services Commission, Transportation Commission, and Planning Commission. Mr. Carlson said there were three workshops before staff drafted the principles. Three public open houses were held later to present staff's draft principles and recommendations. A subsequent meeting was held with stakeholders, and additional Council meetings addressed the topic. Ms. Drews said the Planning Commission held a public hearing to gather input.

Responding to Ms. Hummer, Ms. Drews said there was a great deal of input from the Planning Commission and citizens. However, all participants provided information that benefited the process. Ms. Drews noted that the City has been a leader in stormwater management for many years.

Chair Capron closed the public hearing at 8:47 p.m.

9. **RESOLUTIONS**

- (a) Resolution No. 558 adopting permanent regulations regarding marijuana.

Councilmember Kasner moved to approve Resolution No. 558 adopting City Council Ordinance No. 6316 providing permanent marijuana regulations. The motion was seconded by Vice Chair Hummer and carried by a vote of 4-0.

- (b) Resolution No. 559 amending the Bellevue Land Use Code to incorporate Low Impact Development Principles.

Councilmember Kasner moved to approve Resolution No. 559 adopting City Council Ordinance No. 6323, which amends the Land Use Code to incorporate Low Impact Development (LID) principles. The motion was seconded by Vice Chair Hummer and carried by a vote of 4-0.

10. **COMMITTEE REPORTS:** None.

11. **UNFINISHED BUSINESS**

Chair Capron questioned whether the Council would like to cancel the January 3 meeting. He noted there were no agenda items and said the Council could discuss it later in the evening.

12. **NEW BUSINESS**

- (a) Potential Future Agenda Items
- Eastgate Land Use Code Amendments [*Update in 2017*]
 - Lake Hills Art Project
 - Election of Officers/Resolution Praying for Continuance of East Bellevue Community Council

Chair Capron said the Eastgate Land Use Code Amendments will come back to the EBCC for discussion in early 2017. He said the EBCC has jurisdiction only over the Champions Centre and Shell gas station amendments. He said the proposed homeless shelter is outside of the EBCC's boundary.

The Lake Hills art project will be on the agenda in the near future. Mr. Capron expressed support for moving the art sculpture discussed earlier to East Bellevue.

For the February meeting, Mr. Capron said the EBCC will elect its officers and will be asked to take action on a Resolution Praying for Continuance of the EBCC for the fall 2017 election.

(b) Neighborhood Area Planning Presentation

Nicholas Matz, Senior Planner, Planning and Community Development (PCD) Department, said there are 16 subareas in the city with neighborhood area plans based on the Comprehensive Plan. He said the City Council has not yet set a schedule for the review of neighborhood plans. However, the EBCC will play a key role in updating its plan.

Mr. Matz said the Comprehensive Plan's Neighborhoods Element added in 2015 provides guidance for reviewing and updating the neighborhood (formerly called subarea) long-range plans. He said the EBCC area overlaps sections of the Crossroads, Wilburton, and Lake Hills neighborhoods/subareas. However, portions of the Lake Hills neighborhood are outside of the EBCC boundary.

Councilmember Hughes pointed out the proposed alignment of Puget Sound Energy's Energize Eastside project.

Mr. Matz said participants in neighborhood meetings have been asked to describe the elements of a neighborhood that are important to them today. He said a facilitator prepared a drawing depicting the elements and features suggested by public input. Participants were also asked to describe elements important to them for the future, and the facilitator prepared a drawing to reflect those features.

Councilmember Kasner said he would like to see a comparison of the elements within the old subarea boundary and the new neighborhood boundary. Mr. Matz said the old subarea plans are included in the Comprehensive Plan. He said staff is working on loading the old plans into software that will identify the policies applicable to each new neighborhood. The data and maps will be available online in the future and will allow users to search topics and information.

Mr. Kasner observed that Lake Hills is one of the largest geographic areas and second in population to the Downtown. Mr. Matz said the new boundaries are based on census tracts, which will provide population and demographic information for each newly defined neighborhood.

Responding to Mr. Kasner, Mr. Matz said the City Council has not set a schedule for the review of the new neighborhood plans. However, it is an important priority for the Council. Mr. Matz said staff's goal is to be able to conduct updates of two neighborhood plans per year. Mr. Kasner suggested that Eastgate should be at the top of the list. He would like the Lake Hills area to be in the top one-third of the priority list.

13. **CONTINUED COMMUNICATIONS**

Sandy Jones, representing the Bellevue Network on Aging, said the group is a resource for aging adults that provides information on housing, transportation, health, fall prevention, memory loss,

and other topics. She requested input from the EBCC and the public regarding the community's needs and resources.

Councilmember Hughes suggested deferring a decision about whether to cancel the January meeting. He said issues might arise over the next few weeks that the EBCC will want to discuss.

Mr. Kasner requested a presentation on the City's budget adopted on December 5 and how it affects their neighborhood. He expressed interest in a discussion about Bellevue College as well. Mr. Kasner noted that the appellant decision regarding the Lake Hills transmission line could occur before the January meeting as well.

Councilmember Hummer said she would like to have a meeting, even if a short meeting. She would like to hear information on the budget and other topics.

Chair Capron said he wanted the public to have an idea that the January meeting could be cancelled. He noted that the City Council has completed its business for the year, so no new issues from the Council will be forwarded to the EBCC before its January meeting. He suggested allowing more time after the holidays for staff to prepare presentations for the EBCC.

Responding to Mr. Hughes, Mr. Capron said last year's January meeting was cancelled. Mr. Capron observed that a meeting without an agenda is likely not a good use of time.

Mr. Kasner said he would like a discussion about the EBCC's vision and priorities for 2017. He recalled that Councilmembers Hughes and Hummer were not able to participate in the second half of retreat discussions earlier in the year.

Chair Capron reiterated the need for an agenda item to justify a January meeting.

Councilmember Hughes said he will not be able to attend the January meeting.

Saghar Rasoulamini, representing Students of Bellevue College, said she would not be able to provide a presentation, as requested by the EBCC, on January 3.

14. **EXECUTIVE SESSION:** None.

15. **APPROVAL OF MINUTES**

(a) Summary Minutes of November 1, 2016 Regular Meeting

Councilmember Hughes referred to page 55 of the meeting packet and said his comment about the impact on commerce was in reference to the 148th Avenue transmission line. He said he was referring to the Hearing Examiner's report that indicated the project would have no effect on commerce. However, Mr. Hughes said the 148th Avenue traffic light project has had a negative impact on local businesses. He said Chair Capron has commented on the negative impact on his business.

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East Bellevue Community Council
Summary Minutes – December 6, 2016

Vice Chair Hummer moved to approve the minutes of the November 1, 2016 Regular Meeting, amended to clarify Mr. Hughes' comments. Councilmember Kasner seconded the motion, which carried by a vote of 4-0.

16. ADJOURNMENT

At 9:28 p.m., Chair Capron declared the meeting adjourned.

Karin Roberts, CMC
Deputy City Clerk

/kaw