

**East Bellevue Community Council**  
Summary Minutes of Regular Meeting

June 7, 2011  
6:30 p.m.

Lake Hills Community Clubhouse  
Bellevue, Washington

PRESENT: Chair Kasner and Councilmembers Capron<sup>1</sup>, Gooding, and Seal

ABSENT: Vice Chair Elwin

STAFF: Liz Stead, Urban Design Planning Manager  
Catherine Drews, Legal Planner

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m. with Chair Kasner presiding.

2. **ROLL CALL**

The Clerk called the roll. All Councilmembers were present with the exception of Vice Chair Elwin.

(a) Appointment to Fill Current EBCC Vacancy

Chair Kasner said there are three candidates under consideration to fill the Council vacancy. He asked the two candidates present at the meeting to introduce themselves.

John Vanduzor said that he has lived in Bellevue since 1966, attended Sammamish High School, and graduated from the University of Washington. He said he would like to see some growth in the Lake Hills area, and he believes that the area is not well represented by the City Council. He spoke in favor of the redevelopment of the Kelsey Creek Center.

Bill Capron said that he has lived in Bellevue since 1968, and he owns and operates the Lake Hills 76 Station at Main Street and 148<sup>th</sup> Avenue. He has been following the Community Council meetings for approximately the past eight months, and he would like to be able to serve the community as a Councilmember.

Councilmember Seal moved to appoint Bill Capron to fill the vacancy on the East Bellevue Community Council. Councilmember Gooding seconded the motion, which carried by a vote of 3-0.

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<sup>1</sup> Councilmember Capron took a seat at the Council table after being sworn in under Agenda Item 2(a).

At 6:35 p.m., Chair Kasner declared a brief recess for the swearing in of Mr. Capron. The Clerk conducted the swearing in, and Councilmember Capron took his seat at the table.

The meeting resumed at 6:38 p.m.

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

4. **APPROVAL OF AGENDA**

Councilmember Seal moved approval of the agenda. Councilmember Gooding seconded the motion, which carried by a vote of 4-0.

5. **PUBLIC HEARING**

(a) Kelsey Creek Center Health Club Conditional Use Permit Application

Chair Kasner opened the Courtesy Hearing, and turned the floor over to Liz Stead for the staff presentation.

Mr. Stead described the application by Group Mackenzie for a conditional use permit to locate a health club in the Kelsey Creek Center. She recalled that a public hearing was held before the Community Council in March, and the matter went before the Hearing Examiner in April. The City Council approved the application by adopting Ordinance No. 6001 on May 16.

Responding to Chair Kasner, Nat Franklin, the developer, said that the health club is LA Fitness.

Nat Franklin and Brian Franklin responded to questions of clarification about work underway on the site. They noted that Group Mackenzie, the applicant, is the project architect.

Responding to Chair Kasner, Ms. Stead said that the only restriction on the permit relates to noise.

Brian Franklin noted that, if the permit is approved, the groundbreaking is scheduled for Thursday morning.

Upon approval of Resolution No. 518 by unanimous vote of the Council [Agenda Item 6(a)], the public hearing was closed.

Brian reported that residents are looking forward to the project. He thanked Mike Upston, Senior Planner, for his work on the project. He thanked the Community Council and the Lake Hills Community Club for their support.

Chair Kasner requested periodic updates on the project. Responding to Mr. Kasner, Nat described the stormwater vault construction scheduled to begin on Thursday. He noted that the culvert is a separate project. In further response, Nat said that temporary parking will be

provided at the nearby Church of Latter Day Saints, and signage will be posted to assist the public.

Chair Kasner asked the developers to send the project schedule to the Community Council Clerk. Mr. Kasner said that he and the community look forward to the project, and he thanked the developers for their work with the City and the Community Council.

Responding to Councilmember Capron, Nat said that the project is scheduled for completion in December, although the grocery store will not be open by that time. Brian noted that Building C will not be built by December as well.

### **COURTESY HEARING**

#### (b) FEMA Consistency Land Use Code Amendment

Chair Kasner opened the Courtesy Hearing.

Ms. Drews described proposed amendments to the Land Use Code to ensure consistency with the Federal Emergency Management Agency (FEMA) floodplain management requirements and to maintain eligibility in FEMA's National Flood Insurance Program (NFIP). Bellevue residents receive a discounted rate on their insurance premiums because the City's floodplain management program exceeds the minimum requirements established by FEMA.

The proposed LUC amendment was presented to the Community Council on May 4, 2010. Staff revised the proposed LUCA presented to the EBCC in response to direction from the City Council and the Washington State Department of Ecology. A copy of the revised LUCA is included in the meeting packet. Ms. Drews said that a second public hearing before the Planning Commission is scheduled for June 8, 2011.

Ms. Drews distributed copies of a map and described the floodplain boundaries, noting that a small portion of the floodplain falls within the western boundary of the East Bellevue Community Council area. She explained that flood insurance is required for federally backed loans associated with development in the floodplain, and in order to receive disaster relief and grant funding.

Ms. Drews responded to questions of clarification from the Community Council. She described the difference between the floodplain and the floodway, and the limits on development within the floodplain. She described the use of the flood insurance rate map by the City and by banks/insurers.

Responding to the Council, Ms. Drews clarified that, at Larsen Lake, the shoreline boundaries are larger than the floodplain.

Responding to Chair Kasner, Ms. Drews said the City received public comment from Ralph Guditz, who has concerns about the accuracy of the FEMA map. He believes that the map

identifies certain properties within the floodplain that are actually outside of the boundary. Mr. Guditz plans to comment during the Planning Commission's hearing on June 8.

Responding to Mr. Kasner, Ms. Drews said she will take the East Bellevue Community Council's feedback to the Planning Commission's public hearing.

Ms. Drews highlighted a revision within the proposed LUCA related to the floodway and single-family residences [Page 49-50 of the meeting packet].

Responding to Mr. Capron, Ms. Drews said that flood insurance rates would be very high if Bellevue did not participate in the federal program.

Responding to Mr. Kasner, Ms. Drews said the LUCA will come back to the Community Council upon approval by the City Council. Action by the City Council is anticipated in July.

Hearing no public testimony, Chair Kasner closed the courtesy hearing.

Mr. Kasner thanked Ms. Drews for the presentation.

6. **RESOLUTIONS**

- (a) Resolution No. 518 adopting City Council Ordinance No. 6001, approving Conditional Use Permit Application for Kelsey Creek Center Health Club

Councilmember Capron moved to approve Resolution No. 518 adopting City Council Ordinance No. 6001, which approves the Conditional Use Permit application for a health club at Kelsey Creek Center. Councilmember Gooding seconded the motion, which carried by a vote of 4-0.

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

8. **DEPARTMENT REPORTS:** None.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS:** None.

11. **NEW BUSINESS:** None.

12. **CONTINUED COMMUNICATIONS**

Chair Kasner reported that he attended the City's second Neighborhood Forum, which focused on cultural and demographic/age diversity within the community.

13. **EXECUTIVE SESSION:** None.

14. **APPROVAL OF MINUTES**

Mr. Seal moved to approve the Summary Minutes of the May 3, 2011, meeting. Mr. Gooding seconded the motion, which carried by a vote of 4-0.

15. **ADJOURNMENT**

Chair Kasner declared the meeting adjourned at 7:18 p.m.

Kelly Wilson  
City Clerk's Office

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