

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Extended Study Session

January 9, 2012
6:00 p.m.

Council Conference Room 1E-113
Bellevue, Washington

PRESENT: Mayor Lee, Deputy Mayor Robertson, and Councilmembers Balducci, Chelminiak, Davidson, Stokes, and Wallace

ABSENT: None.

1. Executive Session

Deputy Mayor Robertson called the meeting to order at 6:04 p.m., and declared recess to Executive Session for approximately one hour to discuss two items of property acquisition. She noted that the Executive Session item scheduled for the end of the meeting would instead be discussed at this time.

The meeting resumed at 7:08 p.m., with Mayor Lee presiding.

2. Oral Communications

- (a) Victor Bishop, President of the West Lake Sammamish Association, submitted a letter and petition asking the City to delay installing the traffic signal at 34th Street and West Lake Sammamish Parkway. The signal is scheduled to be constructed this spring, as part of the West Lake Sammamish Parkway Phase 1 Improvements project, which has reached 70 percent design. Mr. Bishop noted that he is a registered Professional Engineer in the State of Washington, with a specialty in traffic engineering. He recalled that he previously expressed concerns about the need for the traffic signal. He hosted a neighborhood meeting on November 1, 2011, which attracted 64 residents and two City staff to discuss the signal. He said the current petition in favor of delaying the traffic signal has 77 signatures. Traffic data was collected the week of November 7-14, 2011, and the result of the Warrant Study is that the intersection data does not meet the minimum requirements for a traffic signal.

Mayor Lee asked the City Manager to provide an update to the Council on this project.

Councilmember Balducci thanked Mr. Bishop for his efforts with his neighbors on this issue. She recalled that the traffic signal was originally requested by residents who live near the intersection

and were concerned about being able to get in and out of their driveways. Mr. Bishop noted that 18 of the signatures are from residents who live within a block of the intersection.

- (b) Bill Hirt commented on the Sound Transit East Link light rail project. He recalled his previous request that the Council condition the approval of East Link building permits on Sound Transit's ability to demonstrate that the modified outer bridges will have the capacity to accommodate all cross-lake vehicles. He questioned how the project can be better than a no-build option. He stated that inbound and outbound bus-only lanes would provide more effective and flexible service, at a much lower cost. He expressed concern that millions of dollars have been wasted on light rail. He asked the City Council to use the permitting process to stop the project. Mr. Hirt submitted his comments in writing.
- (c) Pat Sheffels identified herself as the senior member of the Planning Commission, and spoke to the importance of completing the Commission's review of the Shoreline Master Program. She said that she and Commissioners Ferris and Hamlin have a pragmatic approach for moving the SMP forward for the Council's consideration. She noted that the three of them have a total of 26 years of experience as Commissioners. The three other Commissioners have a total of two to three years of experience. Ms. Sheffels recalled that the Planning Commission has been studying the SMP since 2007. She noted that two Commissioners were introduced to the subject relatively recently and have attended seven meetings. She expressed concern about appointing a new Commissioner at this time, given the extensive background information represented by the Shoreline Master Program review process. Ms. Sheffels asked the Council to appoint Doug Mathews, the most recent Planning Commission member, to fill the vacancy in order to complete the SMP review.
- (d) Hal Ferris, former Chair of the Planning Commission, expressed concern about appointing a new member to the Commission. He demonstrated a stack of reports representing the information that has been read and reviewed by the Commission over the past few years. He asked the Council to appoint Doug Mathews to fill the Commission vacancy through May. Mr. Ferris said that Aaron Laing is well qualified for serving on the Planning Commission. However, he recommends that Mr. Mathews be allowed to serve until May, given his extensive background experience with the Shoreline Master Program.
- (e) Jay Hamlin, Planning Commissioner, observed that it is important for the Council to follow a consistent procedure in appointing citizens to the City's Boards and Commissions. He suggested that the recruitment process for the current Planning Commission vacancy be restarted. He concurred with the previous speakers' suggestions to appoint Doug Mathews to serve through May. He expressed concern that the two most recent appointees have been challenged in terms of learning all of the issues presented by the Shoreline Master Program.
- (f) Laurie Lyford spoke in favor of appointing Aaron Laing to the Planning Commission, and encouraged the Council to take action on the appointment as quickly as possible. She

said she cannot think of anyone who is more qualified or fair to serve on the Commission, and she encouraged moving forward with more productive activities.

- (g) Anita Skoog-Neil spoke in favor of appointing Aaron Laing to the Planning Commission. She said he is a land use attorney with extensive experience on Shoreline Master Program issues. She said he is well versed on the issues, and his participation will not slow down the Commission's review. She said there is an urgent need to fix the deficiencies in the Shoreline Master Program. She thanked the Council for its consideration.
- (h) Sonja Rossman, a resident of the neighborhood near Glendale Golf Club, expressed her concern about the Walmart coming into the Kelsey Creek Center. She expressed frustration that residents were not informed earlier of these plans. She recalled that she attended last week's Council meeting to inquire about the prospective tenant, and she did not receive a call back from staff until shortly before tonight's meeting. She asked why the Planning Commission has not addressed this issue and reached out to residents.
- (i) Diane Tebelius, Planning Commissioner, thanked Councilmember Balducci for her work on changes to the bike path contained within the West Lake Sammamish Parkway project. Ms. Tebelius acknowledged a split among neighbors about whether the traffic signal at 34th Street and West Lake Sammamish Parkway should be installed. However, she believes that the majority of residents next to the intersection of opposed to the traffic signal. Ms. Tebelius recalled that, at the time that she was appointed to the Planning Commission, she had been following the Shoreline Master Program update process and reading related documents. She said that Aaron Laing is not new to the subject matter as well. She said the Commission is working to prepare its recommendation for the Council. A draft report was released by staff for public comment. Now the Planning Commission will review the report before developing its recommendation. She said that Bellevue is not the only jurisdiction struggling with the Shoreline Master Program, and it is important to get it right and to move forward. She looks forward to continuing to serve on the Planning Commission.
- (j) Kevin Turner, Planning Commission Chair, commented on the Commission's work on the Shoreline Master Program. He acknowledged that much of the draft SMP is not favored by the public, and the Commission will work to make it more acceptable to residents. He believes that Mr. Laing would be an asset on the Commission, and he would like to have a full Commission as soon as possible.

3. Study Session

- (a) Council Business and New Initiatives

Mayor Lee read an excerpt from *All I Really Need to Know I Learned in Kindergarten*, and encouraged a spirit of cooperation in moving forward.

Mayor Lee recommended the appointment of Victor Bishop to serve on the Transportation Commission. He noted that he, Transportation Commission Chair Tanaka, and City staff recently conducted two sets of interviews to fill the vacancy for a term ending on May 31, 2012.

- Councilmember Balducci moved to appoint Victor Bishop to the Transportation Commission, and Councilmember Chelminiak seconded the motion.
- The motion carried by a vote of 7-0.

Councilmember Balducci noted Mr. Bishop's earlier oral communication, and observed that he will be a strong asset for the Commission and the community.

Mayor Lee reported that 20 individuals applied for the Transportation Commission vacancy, and nine were interviewed. He welcomed Mr. Bishop to the Commission.

- Councilmember Wallace asked the Council to consider his motion from last week nominating Aaron Laing to serve on the Planning Commission.

Deputy Mayor Robertson said that, during the past week, she and Mayor Lee looked into the matter of the Planning Commission recruitment. She said the Council does not have a written policy or adopted procedure on Board and Commission appointments. She said that staff's process for filling vacancies had not been explained to her or to Councilmember Wallace before last week. Ms. Robertson said that the Planning Commission and staff have been eager to fill the vacancy.

Ms. Robertson said that the process for filling Board and Commission vacancies is normally handled by staff. In this case, Councilmember Wallace asked staff about the procedure and was told that there was no set process he needed to follow. Staff posted the notice of the vacancy on November 23. The typical application period is three to four weeks, but the application period for this recruitment was set for six weeks. Due to the urgent nature of the appointment, Mr. Wallace later asked to shorten the application period in order to be able to make the appointment in early January. When this application period closed, staff did not make the typical booklet, and only three applications had been received.

Ms. Robertson commented that one of the main purposes of distributing the booklet of applicants' information to the entire Council is to allow Councilmembers to encourage the Board or Commission liaison to interview certain applicants, if desired. In this case, because there were only three applicants, and Mr. Wallace interviewed all three.

Ms. Robertson said that the Planning Commissioner who left the position because he moved out of Bellevue is a land use attorney, and Aaron Laing is a land use attorney who also has expertise with shoreline issues. She noted a request tonight by three Planning Commissioners to appoint Doug Mathews, a former Commissioner, to fill the term of the vacancy through May. Ms. Robertson said she asked the City Clerk to research BCC Chapter 3.64 regarding the Planning Commission to determine eligibility.

Responding to Deputy Mayor Robertson, City Clerk Myrna Basich read from BCC 3.64, Section B, regarding who can serve on the Planning Commission: “No person shall serve more than two consecutive terms, provided a person appointed to fill an unexpired term of less than two years is eligible to serve two successive four-year terms. And provided further, a person who is ineligible to serve for having served two consecutive terms may again serve after two years have elapsed from the end of the second such term.” Ms. Robertson noted that Mr. Mathews completed his term in June, which is less than two years ago.

Councilmember Balducci thanked the Mayor and Deputy Mayor for their willingness to delay making the appointment and to research the procedure used in this case. She noted that Boards and Commissions are important and necessary in assisting and advising the City Council. She read from a document summarizing that the process: “...ensures that well qualified, responsible and willing citizens are given the opportunity to serve the City and participate in governing their community.”

Ms. Balducci said the process serves two purposes. One is to identify and appoint qualified candidates, and the other is to ensure that citizens have a fair opportunity to apply to serve on Boards and Commissions. Ms. Balducci noted that her review of a list of some of the recent Board and Commission appointments indicates that the process used by Councilmember Wallace is an extreme outlier in terms of the number of individuals who applied and were interviewed.

Ms. Balducci recalled her last recruitment for the Arts Commission. Eight applications were received, and four or five individuals were interviewed. All information was shared with the entire Council, and interviews were conducted with staff and the Arts Commission Chair.

Ms. Balducci noted the open and transparent process followed leading to Mayor Lee’s nomination tonight for an appointment to the Transportation Commission. She said Mayor Lee involved staff, the Commission, and the Council in interviews of applicants. The Planning Commission recruitment did not follow this typical process. Ms. Balducci expressed concern that the application period was shortened and that no aspect of the process was shared with the Council, staff, or the Planning Commission.

Ms. Balducci acknowledged that it is somewhat controversial, although not unheard of, to appoint someone who recently ran for election and was not selected by the voters.

→ As a substitute motion, Councilmember Balducci moved to reappoint Doug Mathews to complete the Planning Commission term through May, and to then reopen the recruitment process. Councilmember Chelminiak seconded the motion.

Deputy Mayor Robertson opined that the City Code prohibits his appointment.

Responding to the Mayor, Ms. Basich said the City Attorney has advised that the Council could amend the current ordinance through a resolution with a supermajority vote.

Councilmember Balducci withdrew her motion, and proposed a new substitute motion.

→ Councilmember Balducci moved to reopen the Planning Commission recruitment and to follow the process typically used in the past. Councilmember Chelminiak seconded the motion.

Ms. Balducci said her interest is to provide a fair process.

Deputy Mayor Robertson said she typically defers to the Council liaison for recommendations on Board and Commission appointments. She does not understand why the issue becomes so different whenever Councilmember Wallace recommends an appointment. For the long term, she would like to review the Council's rules and procedures to address this and other topics.

Ms. Robertson noted the urgency of making the Planning Commission appointment. She said that no one on the Planning Commission lives west of I-405, and there is not currently a land use attorney on the Commission. Ms. Robertson said she cannot think of a better fit for the Planning Commission than Mr. Laing. She will not support the substitute motion.

Councilmember Chelminiak expressed support for the motion to reopen the application process . He recalled that when he was appointed to the Planning Commission, the Commission was completing its review of the Factoria Subarea Plan. He was not allowed to take his seat on the Commission until that matter was concluded, because he had not participated throughout the review process.

Mr. Chelminiak said he would like to see the Planning Commission complete its work on the Shoreline Master Program within the next few months. He believes that can be done with the current six Commissioners. Mr. Chelminiak said that a number of cities have completed their SMP reviews, but Bellevue's Planning Commission has become deadlocked.

Mr. Chelminiak noted that the appointment is for a Planning Commissioner, not a SMP Commissioner, who will likely serve for a number of years. He recalled that Councilmember Wallace indicated an interest in reappointing Mr. Laing beyond May, as is typically done. Mr. Chelminiak noted that there is potentially a much broader range of planning issues to be addressed by the appointee.

As a final comment, Mr. Chelminiak said he does not like substitute motions. He believes they have been misused by the Council, and he would like to get away from this practice.

Councilmember Davidson said he will not support the motion. He said he has always felt that the Boards and Commissions should not be politicized. He believes a land use attorney would be an asset on the Planning Commission. Dr. Davidson acknowledged that while Mr. Laing was not elected to the Council, he did not lose by much, and this should not prevent him from serving on a Board or Commission. Dr. Davidson is comfortable with the process followed by Councilmember Wallace as Council liaison to the Planning Commission.

Dr. Davidson concurred with Councilmember Chelminiak's comment about the misuse of substitute motions.

Councilmember Stokes said he would prefer to abstain from the vote. Councilmember Chelminiak clarified that the absence of voting is counted in the affirmative, and Mr. Stokes indicated that he understood that.

Councilmember Wallace called the question.

→ The motion to restart the recruitment process for the Planning Commission vacancy failed by a vote of 3-4, with Councilmembers Balducci and Chelminiak in favor, and Mr. Stokes' vote counted as affirmative.

Mayor Lee asked the Council to consider the main motion to appoint Mr. Laing to the Planning Commission.

Councilmember Stokes expressed concern about the process. He thanked staff for their work. He said it is important to have a transparent process and for the public to be able to have confidence in the appointments made by the Council. He would look forward to working with Mr. Laing. Mr. Stokes said he hopes that the appointee will represent the overall community. He would like to be able to reach a reasonable and rational solution for issues contained within the Shoreline Management Program.

Councilmember Chelminiak reiterated concerns that the usual process for Board and Commission nominations was not followed. He said there are written procedures followed by staff governing how Board and Commission appointments are made. The establishment of these procedures ensures that well-qualified, responsible and willing citizens are given the opportunity to serve their community. The original recruitment deadline in this case was January 6, and it was later changed to December 17.

Mr. Chelminiak shared that Ron Matthew called him to say that his phone interview with Councilmember Wallace was about 10 minutes long. Mr. Matthew was asked what he thought of the Bel-Red plan, and he told Mr. Wallace that he supports it. Mr. Chelminiak said that an application booklet is typically sent to all Councilmembers for their review and discussion. Interviews typically involve more than one Councilmember, one or more Commissioners or Board members, and City staff.

Mayor Lee interjected that he believed the Council had sufficiently reviewed the process.

Councilmember Chelminiak said he was finished with his process-related comments. He referred to an earlier question raised in the discussion about why there have been issues with Councilmember Wallace's appointments. Mr. Chelminiak said he has voted for all of Mr. Wallace's previous nominees because he does give deference to the Council liaison. However, he believes it is important to be watchful. He noted that Commissioners John Carlson and Diane Tebelius are solid thinkers and good Republicans. He said that Mr. Laing has contributed to the

Republican Party and has been the recipient of a \$5,000 contribution from the King County Republican Party.

Councilmember Chelminiak said the law states that Board and Commission members shall be selected without respect to political affiliation. He said that he has nominated Republicans for appointments and they have been accepted. However, he has also supported many other individuals. Mr. Chelminiak questioned whether the Council is following the law with regard to the appointments.

Mayor Lee suggested that Mr. Chelminiak is speculating. He said there is nothing to indicate that any of the appointments have been based on political contributions.

Councilmember Chelminiak opined that this is pure power politics. If the Council wants balance on the Planning Commission, this is not the correct appointment.

Dr. Davidson said that introducing party politics in a non-partisan group is not appropriate. Councilmember Chelminiak concurred and noted that that was the point of his comments.

Dr. Davidson said he wanted to go on the record in support of Mayor Lee's comments to Councilmember Chelminiak.

Councilmember Wallace commented that the process is reflected in staff's procedures, but there are no Council rules on Board and Commission appointments. He said he was not aware of staff's policies. Mr. Wallace said that Aaron Laing worked hard in his campaign for City Council, and is well qualified to serve on the Planning Commission. He said that Mr. Laing's knowledge of shoreline issues will benefit the review of the Shoreline Management Program.

Looking at the bigger picture, Mr. Wallace said he would like to place politics aside, and he would like the Council to be able to work well together in 2012. He said there are many opportunities for the Council and the Planning Commission to find common ground and to move forward.

Councilmember Stokes concurred that he also would like to see the Council work well together. He reiterated that he believes he could work well with Mr. Laing.

Mayor Lee commented that the intent is to select the best person to serve on the appropriate Board and Commission. He said it is important for Councilmembers to trust each other as Board and Commission liaisons to handle specific issues and areas of expertise. Mr. Lee encouraged a spirit of cooperation going forward. He believes that Mr. Laing is well qualified to serve on the Planning Commission.

→ The motion to appoint Aaron Laing to fill the Planning Commission vacancy through May 31, 2012, carried by a vote of 5-2, with Councilmembers Balducci and Chelminiak opposed.

Moving on, Councilmember Balducci requested a presentation on the Shoreline Master Program in the near future to update the Council on the status of the review. She expressed concern about the delay in producing a recommendation for the Council's consideration. Councilmember Wallace concurred with the interest in having a report to the Council as soon as possible.

At 8:38 p.m., Mayor Lee declared a break.

(b) East Link Collaborative Design Process

At 8:46 p.m., the meeting reconvened.

City Manager Steve Sarkozy opened discussion regarding the Collaborative Design Process with Sound Transit for the East Link light rail project.

Bernard van de Kamp, Assistant Director of Transportation, introduced discussion of the Collaborative Design Process (CDP) Management Plan.

Kate Berens, Deputy City Attorney, recalled the City's commitments in the East Link Memorandum of Understanding (MOU) including the preparation of a package of Land Use Code amendments by the end of 2012. The objective is to provide predictability for the permitting process. She noted that a Public Hearing will be held before the Council's consideration of the Land Use Code amendments. The CDP is intended to advance the East Link design to 60 percent; explore scope reductions, modifications, and value engineering options to find a cost savings of at least \$60 million; maintain system performance; and meet the project and City objectives. The CDP Management Plan focuses on the time period beginning in 2012 and continuing through early 2014.

Mike Brennan, Director of Development Services, reviewed the key principles related to working with Sound Transit including timely and reliable decision-making, an integrated team structure, the full and fair consideration of ideas, sound policy and technical analysis, open communication, and meaningful opportunities for public involvement.

Mr. Brennan reviewed the shared goals of the collaborative design process. These include advancing design while exploring and accepting cost reductions, addressing impacts to the environment and surrounding community, advancing long-term multi-modal transportation system objectives, and engaging the public.

Dave Berg, Transportation Director, described the decision-making structure, which must allow for timely decisions in order to meet the East Link project schedule. A key principle for maintaining momentum is to keep decisions to the lowest level possible within the CDP organization structure.

Mr. Berg described the CDP organization chart and its components: 1) Leadership group, 2) Steering Committee, 3) Collaboration team, and 4) Technical working groups. Mr. Berg said that decisions that cannot be made by the technical working groups will be moved up to the

collaboration team. The leadership group will include three City Councilmembers and three Sound Transit Board members, as well as the City Manager and the Sound Transit CEO.

Chris Salomone, Director of Planning and Community Development, described the role of the independent facilitator, who will work to push the timely resolution of issues and decisions. The MOU provides a 60-day timeframe for approval of the management plan by the Steering Committee. The goal is to advance the project consistent with the City's and Sound Transit's objectives while reducing at least \$60 million in project costs. Mr. Salomone noted that the process is critical to maintaining the East Link project schedule.

Mr. van de Kamp reviewed 2012 activities. There will be a strong emphasis on value engineering and identifying cost savings in the process of defining the final alignment and initiating the final design. The City's Code amendment process will begin later this year.

Mr. van de Kamp reviewed the CDP estimated timeline. A cost reduction workshop is scheduled for later this month. Completion of 30-percent design is anticipated by this summer, and the design will be subjected to a value engineering exercise. The immediate next step is to initiate the cost savings effort. Work plans for the technical working groups are being developed and refined, and these will help to determine the need for consultants. Staff will provide regular Council updates on the CDP activities.

Councilmember Davidson questioned the anticipated Land Use Code amendments, permitting process, and public involvement process.

Ms. Berens said the East Link MOU identifies five or six different land use permits. One goal of the collaborative process is to allow them to be consolidated. Without any Land Use Code amendment, light rail is an essential public facility and it requires a conditional use permit (CUP) process. The Code amendment process would allow the Council to establish a development agreement to define the project and process. After the CDP advances to a certain stage, the City and Sound Transit would go forward with a development agreement, which would go to the Council for consideration and requires a Public Hearing. The development agreement will also more specifically articulate the development standards that the project must meet.

Mr. Brennan commented on the goal to consolidate permits and to enhance the efficiency of the permitting process.

Dr. Davidson said his concern is that the City not relinquish control of certain areas of regulations, including environmental and other project impacts. He wants an elaborate process to address impacts and mitigation.

Councilmember Stokes questioned the precedence for this type of approach to land use decisions.

Mr. Brennan said that each jurisdiction approaches its permitting process in slightly different ways. Sound Transit worked with the Cities of Seattle and Tukwila to establish the approvals

necessary for that light rail project. He said that Bellevue's specific arrangement with Sound Transit is different in terms of the City's early involvement in the process. Mr. Brennan said he is optimistic about working with Sound Transit. However, there is a great deal of work and many issues that need to be addressed.

Councilmember Chelminiak commented that this approach is similar to the approach used for the Brightwater Treatment Plant project by Snohomish County and King County Metro. He said there were opportunities for public involvement related to that process. He expressed support for consolidating the permitting and review process.

Mr. Chelminiak expressed support for the CDP organization chart. He believes it is appropriate to target most of the decision making to the technical working groups and the collaboration team. He noted that, in the process related to the University Link project, the Leadership Group met to begin and end the process, which he believes is a good goal to have for the Leadership Group in this case. He believes that the independent facilitator will be valuable in being able to make the structure work.

Councilmember Balducci expressed support for the organization chart and CDP process, and noted the need for an elaborate communications process as well.

Mayor Lee emphasized the need for open and frequent communication in order for the organization structure to work properly and to achieve an acceptable design plan. He acknowledged that significant staff resources will be needed to work through the collaborative design process. He would like to see a specific overall work plan and budget for the process.

Councilmember Wallace referred to page 3-15 of the meeting packet and reiterated that reducing project costs by at least \$60 million is vitally important.

Mr. Wallace encouraged exploring opportunities for synergy between the East Link project and other projects (e.g., Parks and Transportation projects). He requested a graphic/computer-aided design (CAD) model to demonstrate the alignment, and he hopes Sound Transit will share in the cost.

Mr. Wallace said it is important to maintain a high priority on mitigating impacts for property owners who will be affected by the 112th Avenue alignment. Regarding noise impacts, Mr. Brennan said mitigation measures will be addressed as the design process moves forward.

Mr. Wallace requested an acoustical engineering analysis to compare light rail noise impacts in Tukwila to the proposed Bellevue alignment. With regard to construction mitigation, Mr. Wallace said that downtown property owners need to know, as soon as possible, what the construction impacts will be and how they will be addressed.

Mr. Wallace noted concerns among residents about impacts to Enatai and Surrey Downs. He said there are rumors that Land Use Code amendments will lead to increased development densities, and he suggested making sure that residents understand that this is not the case.

Councilmember Balducci said she would like to have a better understanding of the schedule for the CDP work, final engineering, and how mitigation planning fits into the overall schedule. She said there are things that can be done in the design phase to optimize the mitigation work, especially with regard to noise impacts, and she would like the project to be approached with that concept.

Councilmember Balducci said she does not want the focus on value engineering to overshadow mitigation engineering. While project costs must be reduced, she does not want to compromise the overall objective of providing high-capacity transit services to connect Bellevue to other activity centers. Regarding the format of the management plan, Ms. Balducci suggested that language describing the why of the project be presented before sections that explain the how. She wants the management plan to reflect a commitment to meeting the overall objective of transit service while also achieving cost savings.

Councilmember Davidson said he wants to go on the record as stating that the collaborative approach of the City and Sound Transit has made Bellevue relevant to the ultimate solutions. He said Sound Transit has indicated that this process could be used in working with other jurisdictions in the future.

Councilmember Stokes expressed support for the process and approach. He believes this provides the opportunity for refining and applying a similar collaborative process to future public projects.

Deputy Mayor Robertson concurred with Councilmember Wallace's request for a graphic animation model of the project. Mr. Sarkozy said staff will look into the feasibility of completing this work in-house, or with Sound Transit staff. Ms. Robertson recalled that Bill Thurston at the Bellevue Club developed an animation of his proposal for the section along 112th Avenue. She thinks it will be necessary for the public and Council to be able to see a more realistic perspective of how the East Link project will look, especially with regard to mitigating impacts.

Councilmember Chelminiak referred to concerns within the community about the potential for future transit-oriented development (TOD) or other increased development densities. He said some jurisdictions are considering this type of development, which may contribute to misperceptions. He noted language in the goal statements to "support regional and local land use goals and objectives," and said that perhaps this could raise concerns about the potential influence of regional land use goals relating to increased densities.

Mr. Chelminiak concurred with Mayor Lee's request for an overall work plan. However, he believes that the Council should avoid changing the plan to the extent possible.

Dr. Davidson said the Puget Sound Regional Council (PSRC) has a grant from HUD to study TOD around light rail stations.

Councilmember Balducci said it is important for people to understand that the grant originated as a way to support a sustainable communities model that combines transportation, land use, and environmental planning. She recalled that the Sound Transit plan focuses TOD primarily in the North Link and U-Link corridors, with a sub-focus in the Bel-Red corridor. She said there has been no discussion at this point within any forum, including the City Council, about increasing densities in the neighborhoods south of the Downtown. She suggested that the City continue to reinforce the language in its Comprehensive Plan, other policies, and the Council's legislative agendas with regard to development densities.

Deputy Mayor Robertson said that, during the Mayor's meeting earlier in the day, she noticed the language to "support regional and local land use goals and objectives," which was mentioned by Mr. Chelminiak. She observed that staff added the word "transportation" following "regional" in tonight's materials to clarify the intent. Mr. van de Kamp said he will speak with Sound Transit staff to revise the wording.

4. Discussion of Upcoming Items

- (a) *Consideration of the application of Trimark Property Group (Lakemont Chevron Rezone) to remove existing use restrictions specific to Lakemont Chevron Station located at 5157 Lakemont Boulevard SE, a single parcel in the General Commercial (GC) zoning district. The use restrictions in question were imposed as the time of annexation of the property into the City of Bellevue, and the restrictions limited the type of items a gas station could sell under Ordinance No. 4059 (October 2, 1989). The applicant requests the Rezone to permit a modest expansion of items for sale to permit the gas station to offer some food and other items consistent with a convenience store use. File No. 11-113742 LQ.

Land Use Director Carol Helland reported that a hearing was held before the Hearing Examiner on the application for the Lakemont Chevron Rezone, and no one attended to comment. The City has received some phone calls from citizens interested in the project. The application does not change the underlying general commercial (GC) zoning. However, it allows the business to expand its selection of food and retail items. Ms. Helland said that some residents have asked about lighting impacts, and the lighting will not change.

Ms. Helland said the item will come back for Council action on January 17.

At 9:56, Mayor Lee declared the meeting adjourned.

Myrna L. Basich, MMC
City Clerk

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