



Meeting Agenda

City Council Study Session

Tuesday, January 19, 2016

6:00 PM

Council Conference Room (1E-113)

1. Executive Session

- a) [16-110](#) Pending litigation (approximately 20 minutes)
- b) [16-111](#) Personnel matter (approximately 15 minutes)

2. Study Session Items

- a) [16-112](#) ST3 Candidate Project Scopes Comment Letter
(For discussion and approval. Staff seeks Council approval on revised comment letter to the Sound Transit Board regarding Sound Transit Phase 3 (ST3) System Plan Project scope. Continued discussion with Council from January 11, 2016.)
- b) [16-113](#) Revised Principles for Downtown Incentive Zoning
(For information and discussion. Discussed with Council on November 9 and December 7, 2015. Staff seeks Council direction on revised Principles.)
- c) [16-114](#) Staff report and draft proposed funding agreement regarding Music Works Northwest's request for funding of a capital project
(For information and discussion.)

3. Council Discussion of Upcoming Items

- a) [16-115](#) Consideration of the Hearing Examiner's Recommendation on the application of Demian Minjarez of SMR Architects to rezone a 4.3 acre site located within the North Bellevue Subarea from R-2.5 to R-20, to be consistent with the recently approved Comprehensive Plan Amendment #15-103696 AC. The property is located at St. Luke's Lutheran Church between NE 29th Street and NE 32nd Place at 3030 Bellevue Way. Permit file number 15-103697 LQ.

(This is a quasi-judicial Process III application. Under Process III, the Hearing Examiner makes a recommendation to the City Council, which is the decision-making body. Should Council deny the application, the decision is appealable to Superior Court.

This item is scheduled for Council action on February 1, 2016. The Hearing Examiner recommends Council approval.)

- b) [16-116](#) Consideration of the Hearing Examiner's Recommendation on the application of Greg Kletzly of **Public Storage** to rezone a 2.9 acre parcel at 1111 118th Avenue SE from Office-Limited (OLB) to Light Industrial (LI), to facilitate warehouse and storage uses on site. The site is located in the Richards Valley Subarea. Permit file number 15-103771 LQ.

(This is a quasi-judicial Process III application. Under Process III, the Hearing Examiner makes a recommendation to the City Council, which is the decision-making body. Should Council deny the application, the decision is appealable to Superior Court.

This item is scheduled for Council action on February 1, 2016. The Hearing Examiner recommends Council approval.)

- c) [16-117](#) Consideration of the Hearing Examiner's Recommendation on the application submitted by Mike McClure of MJR Development (JMS Ventures) to rezone 3.68 acres at the Belle-View Office Park located at 275/325 118th Avenue SE in the Wilburton Subarea. The requested rezone seeks to repeal a 1977 Concomitant Zoning Agreement. The applicant does not request any changes to the existing land use designation of Office (O) or to the Transition Area Design District Overlay. Permit File No. 15-107116-LQ.

(This is a quasi-judicial Process III application. Under Process III, the Hearing Examiner makes a recommendation to the City Council, which is the decision-making body. Should Council deny the application, the decision is appealable to Superior Court.

This item is scheduled for Council action on February 1, 2016. The Hearing Examiner recommends Council approval.)