

East Bellevue Community Council
Summary Minutes of Regular Meeting

December 4, 2018
6:30 p.m.

Lake Hills Clubhouse
Bellevue, Washington

PRESENT: Chair Hummer, Vice Chair Walter, and Councilmembers Dhananjaya, Gooding, and Kasner

ABSENT: None.

STAFF: Faheem Darab, Senior Planner - Development Services Department

1. **CALL TO ORDER**

The meeting was called to order at 6:31 p.m., with Chair Hummer presiding.

2. **ROLL CALL/FLAG SALUTE**

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

Chair Hummer asked Councilmember Gooding to lead the flag salute.

3. **APPROVAL OF AGENDA**

Vice Chair Walter moved to approve the agenda. Councilmember Gooding seconded the motion, which carried by a vote of 5-0.

4. **COMMUNICATIONS: WRITTEN AND ORAL**

Eckart Schmidt spoke about the conditional use permit (CUP) for Bellewood Elementary School. He encouraged Councilmembers to tour his neighborhood and expressed concern regarding the traffic impacts related to the school project. He said he was surprised that the comment period for the project is only two weeks. He noted that the CUP filed by the school district is available in paper, but not digital, form.

Arshad Ahmad recalled the fire at the Islamic Center of Eastside in Bellevue. He noted that there is no place for members to pray five times per day. He thanked City staff for their support and for their help throughout the permitting process. He also thanked the East Bellevue Community Council and residents for their support.

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

6. **REPORT OF THE CHAIR**

Chair Hummer encouraged constituents to provide input regarding concerns and suggestions. She said the EBCC's primary authority relates to certain land use decisions, including zoning and conditional use permits (CUPs), within the EBCC boundaries. She said the EBCC is also charged with advising the City on issues outside of its jurisdiction that affect East Bellevue residents and businesses.

7. **DEPARTMENT REPORTS:** None.

8. **PUBLIC/COURTESY HEARINGS:** None.

9. **RESOLUTIONS:** None.

10. **COMMITTEE REPORTS:** None.

11. **UNFINISHED BUSINESS:** None.

12. **NEW BUSINESS**

- (a) Islamic Center of Eastside Rebuild Update

Chair Hummer opened staff's update regarding the Islamic Center of Eastside (ICOE) reconstruction project located at 14700 Main Street.

Faheem Darab, Senior Planner in the Development Services Department, introduced discussion regarding the ICOE design review application. He recalled that the structure was heavily damaged by fires in January 2017 and in March 2018 and was subsequently demolished in April 2018. The project will rebuild the mosque within its previous square footage. The former building was originally built for a different purpose.

Mr. Darab said the ICOE site is zoned as Office while also being subject to the Transition Area Design District due to the proximity of multifamily zoning to the north and to the south. The design review permit must be consistent with the Comprehensive Plan and other regulations.

Mr. Darab noted that he provided handouts at the back of the room describing the permitting process and the applicant's proposal. He invited everyone to submit written comments, noting that the City will continue to take comments until a decision is made. He said that all of the project files are available to the public by visiting City Hall or by submitting an online records request.

Kirt Neal, Ware Malcomb Architects, described the mosque project, noting that the building location and footprint are essentially the same as the old structure. There are 24 parking spaces on the site. Mr. Neal said the City will allow the additional square footage needed in the two-story building to meet current building codes. He presented drawings of the building and site and described the proposed building materials and design elements.

Vice Chair Walter noted the slight increase in square footage to be allowed to enable compliance with the Americans with Disabilities Act (ADA).

Councilmember Kasner questioned whether 24 parking spaces will be adequate to meet the needs of the mosque. Mr. Darab said the project is considered a rebuild and not a new expansion of the structure. He said the City will continue to accept the shared parking arrangement with the church next door to meet parking requirements. He described the expanded landscape buffer.

Mr. Kasner said he appreciated the City's flexibility in working through the details of the project.

Responding to Councilmember Dhananjaya, Mr. Darab said a traffic impact analysis is not required because the project is a rebuild.

Responding to Chair Hummer, Mr. Darab said the site is zoned Office and is located within a Transition Overlay District, which requires specific design standards (e.g., larger landscape buffers, building height limits, and other guidelines).

Vice Chair Walter questioned the height restriction for the structure. Mr. Darab said the building height limit is 30 feet for a flat roof, and the code allows 10 feet for spaces that are not inhabited (e.g., minaret). He said staff will continue to research code interpretations related to spires and steeples to address those features.

Responding to Councilmember Kasner, Mr. Darab said City staff anticipates issuing a design review revision comment letter in the near future. The applicant will have 60 days to respond, which will determine whether there will be an additional revision cycle or whether the City will be able to move forward with a decision.

Councilmember Dhananjaya expressed concern regarding traffic impacts during the construction of the mosque and the nearby Bellewood Elementary School project. Mr. Darab said the project team will attempt to schedule certain work to minimize the construction impacts.

Responding to Chair Hummer, Mr. Darab said a public meeting regarding the mosque project is not required. He noted that, while the official comment period is limited to two weeks, the City continues to accept and consider comments until a decision is made. There will be a two-week appeal period following the issuance of the decision.

Councilmember Kasner noted that the new ICOE building will not accommodate all of the classrooms and other spaces desired by the mosque due to the limits applicable to the replacement of the structure.

Responding to Chair Hummer, Mr. Neal said City staff assisted throughout the application process to help the applicant understand the specific requirements related to replacing a structure.

Councilmember Kasner said we have been working on this for years, since before the fire. He said that, personally and historically, he wants the mosque to be up and running as soon as possible. He said the EBCC and the community support the project and look forward to its completion as well.

Vice Chair Walter asked Mr. Kasner who he meant by “we.” Mr. Kasner said he was referring to the EBCC, which has been very supportive of the project for many years. Ms. Walter noted the EBCC’s role of listening and, at times, taking action on specific land use matters. She said that advocating for projects comes from the public.

13. **CONTINUED COMMUNICATIONS**

Warren Halverson spoke about the upcoming 300trees.org community forum scheduled for December 6 at Highland Community Center. He recalled his involvement several years ago in the revision of the City’s Comprehensive Plan. He noted his concerns regarding the environment and the tree canopy.

14. **EXECUTIVE SESSION:** None.

15. **APPROVAL OF MINUTES**

(a) Summary Minutes of the November 6, 2018 Regular Meeting

Vice Chair Walter moved to approve the minutes of the November 6, 2018 Regular Meeting. Councilmember Dhananjaya seconded the motion.

Chair Hummer suggested amending the minutes to include the reason for her calling a recess, which was to consult with the Assistant City Attorney.

Ms. Hummer recalled that Councilmember Kasner brought up the Shoreline Master Program, which she believes was related to Resolution No. 554, amending Resolution No. 550 to eliminate reference to the shoreline conditional use permit (SCUP). Ms. Hummer wondered if it would be appropriate to include that in the minutes.

Councilmember Kasner said the reference to shoreline hearing is related to the lawsuit that determined that the EBCC does not have shoreline jurisdiction based on the Court of Appeals ruling.

Ms. Hummer reiterated that she wanted the minutes to clearly show why the recess was called.

Chair Hummer moved to amend the motion to revise the November 6 minutes as reflected in her proposed language. Councilmember Dhananjaya seconded the motion.

Mr. Kasner said he was not comfortable with revising the draft minutes with regard to the Assistant City Attorney's comments without her participation in the discussion. He suggested postponing action on the minutes of the November 6 meeting until the January meeting, when the Deputy City Clerk is able to provide a transcript of comments involving the Assistant City Attorney.

Mr. Kasner moved to table approval of the November 6 meeting minutes. Chair Hummer said the EBCC should first take action on her motion to amend.

The motion to amend the minutes failed by a vote of 2-3, with Chair Hummer and Councilmember Dhananjaya in favor.

Vice Chair Walter noted two differences of opinion regarding parliamentary procedures for motions. She spoke in favor of postponing action until a new version of the minutes, based on the audio tape, is presented in January.

Councilmember Kasner moved to postpone approval of the November 6 meeting minutes until January, when a new version of the minutes based on the Assistant City Attorney's comments on the audio tape is available. Vice Chair Walter seconded the motion, which carried by a vote of 3-2, with Vice Chair Walter and Councilmembers Gooding and Kasner in favor.

Councilmember Dhananjaya moved to reschedule the January EBCC Regular Meeting to Tuesday, January 8, 2019. Councilmember Gooding seconded the motion, which carried by a vote of 5-0.

16. **ADJOURNMENT**

At 7:26 p.m., Chair Hummer declared the meeting adjourned.

Karin Roberts, CMC
Deputy City Clerk

/kaw