

East Bellevue Community Council
Summary Minutes of Regular Meeting

September 8, 2021
6:30 p.m.

Virtual Meeting
Bellevue, Washington

PRESENT: Chair Hummer, Vice Chair Epstein, Alternate Vice Chair Dhananjaya,
Councilmember Gooding, Councilmember Kasner

ABSENT: None.

STAFF: Chad Barnes, Assistant City Attorney
Reilly Pittman, Senior Planner
Kristina Gallant, Senior Planner
Elizabeth Stead, Land Use Director

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

2. **ROLL CALL/FLAG SALUTE**

Deputy City Clerk Karin Roberts called the roll. All Councilmembers were present. Vice Chair Epstein led the flag salute.

3. **APPROVAL OF AGENDA**

Councilmember Dhananjaya moved to approve the agenda. Councilmember Kasner seconded the motion, which carried by a vote of 5-0.

4. **COMMUNICATIONS: WRITTEN AND ORAL**

Chair Hummer indicated that the EBCC cannot hear public comment regarding rezones or conditional use permit (CUP) applications that come before the body as quasi-judicial matters. The EBCC cannot hear public comment regarding Puget Sound Energy's Energize Eastside project or about the Glendale and NE 8th rezones, except during the courtesy/public hearings. Chair Hummer said members of the public may submit written comments on those subjects to ebcc@bellevuewa.gov and they will be included in the official record.

Rick Chesmore said he is an architect with an office across from the Downtown Park, and his work is approximately 70 percent single-family residences and 30 percent commercial buildings. He noted his involvement with the Save Our Scale group, which is concerned about redevelopment in neighborhoods that results in homes that are completely out of scale with the existing neighborhood character. He said builders are taking Bellevue in the wrong direction in

terms of reaching goals related to affordable housing and climate change. He said the dimensional requirements in the Land Use Code allow houses up to four or five times the size of existing homes.

Mr. Chesmore expressed concern regarding the loss of trees. He suggested reducing the FAR (floor area ratio) and maximum building height for single-family residential development and increasing the minimum side yard setback and tree retention. He said the Land Use Code includes 63 dimensional requirements to consider when designing a residence. He highlighted additional requirements that he believes should be modified to prevent the construction of oversized homes. He said they are not proposing changes to dimensional requirements for vacant properties or for any properties with dedicated waterfront access.

Mr. Chesmore expressed concern regarding taller homes next to older one-story homes and suggested that houses be limited to two stories. He noted that a basement or daylight basement is not considered a story. He suggested increasing the side yard setback, which is currently five feet from the property line. He said trees that are eight inches in diameter, as measured four feet above the existing grade, must be retained. He expressed concern regarding the impact of development on the storm drain system and water resources. He said a proposed development should be required to retain 50 percent of existing healthy trees that are eight inches in diameter or larger. He said the City should require that one tree within the front yard setback must be retained or replaced, and the width of the tree canopy should be a minimum of 10 feet. He presented photos depicting examples of homes.

Mr. Chesmore asked the EBCC to help enact a moratorium on demolition permits and clearing and grading permits for new construction until city planners are able to address and assess his design recommendations. He asked the EBCC to help him get on the City Council agenda to advocate for their recommendations. He asked the EBCC to connect them with residential associations in Bellevue. He thanked the EBCC for the opportunity to speak.

Chair Hummer asked whether any EBCC member wanted to comment on the presentation. She suggested discussing under New Business what the EBCC's role can be to help residents.

Councilmember Kasner thanked Mr. Chesmore for the presentation. Mr. Kasner clarified that the EBCC does not have any power to enact anything. The EBCC cannot propose a moratorium but it can advocate for the elements of the proposal that the EBCC decides to support. Mr. Kasner suggested that Mr. Chesmore provide contact information in his presentation to reach out to others who might want to get involved. He said that preserving neighborhood character and scale is a recurring issue for the EBCC.

Mr. Kasner said a number of EBCC members have been advocating for an update to the neighborhood subarea plan to reflect the unique characteristics of each neighborhood. He said the City has a plan to work with every neighborhood in the coming years to involve residents in updating the neighborhood plans. Mr. Kasner offered to meet with Mr. Chesmore and to introduce him to neighborhood leaders in East Bellevue and throughout the city. Mr. Kasner noted that residents in the Northtowne area of Bellevue have expressed concerns about the redevelopment of residential areas for a number of years.

Councilmember Dhananjaya thanked Mr. Chesmore for the presentation. He concurred with Councilmember Kasner that the EBCC does not have the power to enact regulations. He expressed support for addressing specific issues through the neighborhood planning process. Mr. Dhananjaya suggested that Mr. Chesmore attend Planning Commission meetings to share his proposal.

Vice Chair Epstein thanked Mr. Chesmore for the presentation and noted that he recognized almost every home in the photos included in the presentation. Responding to Mr. Epstein, Mr. Chesmore confirmed that the larger lot sizes in East Bellevue are attractive to builders for large homes. Mr. Chesmore said a person is currently allowed to build a three-story, 8,000 square foot home on a 16,000 square foot lot, with only 30 percent tree retention. He confirmed that some of the larger lots could be subdivided into lots with a minimum of 7,500 square feet each.

Chair Hummer concurred with her colleagues' comments. She said the EBCC can provide a forum and advise, consult and cooperate with the legislative authority of the City on any local matters directly or indirectly affecting the EBCC service area. However, the EBCC cannot tell the City Council what to do. Ms. Hummer said that saving trees and addressing residential redevelopment are recurring themes throughout Bellevue.

Councilmember Gooding said he recently visited Central Oregon, which has a number of great neighborhoods with more modest-sized homes. He asked Mr. Chesmore if he was aware of any neighborhood in the state that has enacted elements of his proposal. Mr. Chesmore said he works in all of the jurisdictions in the Seattle area. He said the City of Mercer Island adopted changes in 2017 to address similar issues and implemented a relatively strict tree code. Mr. Gooding noted that one of the houses in Mr. Chesmore's photos is an adult group home. Responding to Mr. Gooding, Mr. Chesmore confirmed that there are individuals who argue that they should be able to maximize the economic value of their property. However, there are developers who are more concerned about scale, carbon footprint, and green building.

Councilmember Kasner requested a copy of the presentation as well as contact information.

Don Marsh, representing 300 Trees, provided an update regarding their efforts to extend and protect the urban tree canopy in Lake Hills and other Bellevue neighborhoods. He said Bellevue's Environmental Stewardship Plan seeks to restore the community's tree canopy to an average of 40 percent coverage. He said this will provide numerous benefits to residents, animal habitat, and overall quality of life. Mr. Marsh said the community needs to plant 75,000 new trees over the next 30 years, which is approximately 2,500 trees annually. He expressed concern regarding the loss of trees related to development. He said Bellevue's tree code is weaker than some of the neighboring cities, and many trees are struggling due to heat waves, drought, infestation and disease.

Mr. Marsh said 300 Trees wants to plant and protect trees with an emphasis on equity for less affluent neighborhoods and areas of the city that have a reduced tree canopy. He said 300 Trees representatives have frequent meetings with Bellevue's environmental stewardship staff to coordinate their efforts. He noted that 300 Trees is funded by private donations, state grants and

corporate matching funds. The organization has held three tree giveaway events to date, giving away approximately 500 trees. On October 9 and 10, 300 Trees will offer its first tree giveaway and partnership with the City. Approximately 600 applications were received for 500 trees, and priority is given to residents of neighborhoods with lower tree canopy coverage. Mr. Marsh noted a tree planting event scheduled for November with students at Sammamish High School. He introduced Kenneth Tran and Josh Chou, two students who are involved in planning the Sammamish High School project.

Mr. Chou said that he and Mr. Tran are members of the high school environmental activist club. He said their tree canopy project was initiated to fill in unused space on the new high school campus. Mr. Chou said they did extensive research regarding ideal tree species, possible locations for planting, and the benefits of trees. However, the pandemic forced the students to pause the project in early 2020. Mr. Chou said they researched funding sources for their project and ultimately received a grant from the Washington State Department of Natural Resources. He said the project's goals are to improve local air quality, provide more wildlife habitat, and to reduce pollution and flooding. He noted the aesthetic and mental health benefits that come with urban forestry.

Mr. Marsh said it has been inspiring to work with the students and the next generation of leaders and doers. He said 300 Trees will plant 1,200 trees by the end of the year. However, he expressed concern regarding trees that are diseased and/or are being removed. He said 300 Trees has been working with the consulting firm that conducted the last tree canopy survey for the City of Bellevue in 2017. The survey indicated that Bellevue's tree canopy is staying relatively steady. He said the consultants have offered to conduct a clear comparison of changes to the tree canopy between 2011 and 2019, with an automatic update using 2021 survey data.

Mr. Marsh said there are many opportunities to increase the tree canopy in the Lake Hills area, which has a lower tree canopy than many Bellevue neighborhoods. The City has identified Lake Hills as having the highest potential for new tree plantings that would help to reduce the heat island effect in the neighborhood. Additional benefits of trees include lower energy usage and noise and pollution mitigation. He expressed concern regarding the loss of trees due to development. He said 300 Trees is reviewing the code provisions that protect trees in Bellevue, and many people have been surprised to learn that Bellevue's codes are weaker than neighboring cities. Mr. Marsh encouraged anyone who would like to volunteer or donate to 300 Trees to visit the web site at 300Trees.org.

Chuck Thulin, a member of Save Our Scale, said the EBCC's web page indicates that the EBCC is able to make recommendations regarding any proposal that directly or indirectly affects the use of property or land within its service area. He suggested that the EBCC has the power to recommend the adoption of proposals.

5. **REPORTS OF CITY COUNCIL, BOARDS, and COMMISSIONS:** None.
6. **REPORT OF THE CHAIR:** None.
7. **PUBLIC/COURTESY HEARINGS**

(a) Courtesy Hearing: Glendale Country Club Rezone [*File No. 21-104464-LQ*]

Chair Hummer noted that the EBCC previously held a courtesy hearing and approved the Comprehensive Plan Amendment (CPA) to revise the map designation for the Glendale Country Club property.

Reilly Pittman, Senior Planner, recalled that the City learned, after the previous EBCC courtesy hearing, that the public notice regarding the rezone request was not sent to all property owners within 500 feet. The Director of Development Services will transmit a recommendation regarding the rezone application to the City's Hearing Examiner, and the Hearing Examiner will hold a hearing and issue a recommendation for the City Council. The decision of the City Council will not go into effect until the EBCC issues its decision at a future date. Public comment received tonight will be added to the project file for consideration during the review process.

The site is located on the Glendale Country Club property in the northwest corner of the EBCC jurisdiction, adjacent to NE 8th Street. The rezone proposal applies to the northeast corner of the country club property. The previous CPA changed the underlying map designation from Single Family-Low density to Multifamily. The rezone application proposes a change in zoning from R-1 (1 unit per acre) to R-10 (10 units per acre).

At 7:28 p.m., Councilmember Kasner moved to open the public comment portion of the courtesy hearing. Councilmember Gooding seconded the motion, which carried by a vote of 5-0.

Brian Whiteside, former president of the Glendale Country Club, thanked the EBCC for previously approving the CPA for the site. He said the rezone request will allow the development of needed housing with access to transit service on NE 8th Street.

Nancy Johnson, a resident of the Wilburton neighborhood, said she has lived in Bellevue for 46 years and has been a member of the country club for 17 years. She expressed support for the rezone request and noted the environmental benefits of the golf course open space. She said the redevelopment of the small portion of land will allow the club to reinvest in needed infrastructure improvements.

Ellen Lenhart asked the EBCC to approve the Glendale Country Club rezone request. She noted the benefits for the neighborhood, broader community and the club's membership. She referred EBCC members to her previously submitted comments regarding the benefits of the proposal, including needed housing. She thanked the EBCC for their approval of the CPA and their diligence and consideration of the rezone request.

Tim Davies indicated that he had a question. Mr. Pittman confirmed that the rezone application requests a change from single family to multifamily zoning. Mr. Pittman asked Mr. Davies to contact him for more information.

Jessica Rowe urged the EBCC to approve the rezone. She noted that the club's application provides the information needed to evaluate the rezone request. She said there is no specific development proposal associated with the rezone request. The purpose of the rezone is to gain consistency with the CPA approved last year. She thanked the EBCC and staff for all of their work and assistance.

At 7:35 p.m., Councilmember Kasner moved to close the public comment portion of the courtesy hearing. Councilmember Dhananjaya seconded the motion, which carried by a vote of 5-0.

Vice Chair Epstein expressed support for the rezone request, noting the benefits for the club and for the community.

Councilmember Kasner concurred, noting that the project will provide needed housing.

Councilmember Gooding expressed support for the rezone proposal.

Councilmember Dhananjaya thanked Mr. Pittman for his work. Mr. Dhananjaya said this is a good opportunity to make good use of a small parcel of land.

Chair Hummer recalled that there was a concern about the trees and environmental impacts, and those were addressed through the original CPA process to change the map designation. She said both the Planning Commission and the country club's neighbors support the rezone request. The majority of trees on the small site will be preserved and the housing will be oriented toward transit services on NE 8th Street. She noted a church and a number of businesses nearby and said the rezone could have an impact on future development in the area. She encouraged staff and the property owner to consider traffic, noise and environmental impacts for the future project.

(b) Courtesy Hearing: Affordable Housing Density Bonus Land Use Code Amendment (LUCA)

Chair Hummer introduced the courtesy hearing regarding the affordable housing density bonus Land Use Code Amendment (LUCA). She said this matter will continue through the Planning Commission process. The EBCC will transmit a memo to provide input regarding the final LUCA.

Elizabeth Stead, Land Use Director, said the LUCA is consistent with Action C-1 in the 2017 Affordable Housing Strategy, conforms with new provisions in state law (RCW 35A.63.300) and will implement Comprehensive Plan Housing Element Policies HO-33, HO-34 and HO-35.

Kristina Gallant, Senior Planner, said state law was amended in 2019 to require cities to allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization. The housing units must be affordable for at least 50 years, and affordability must remain at or below 80 percent of the household area median income (AMI). Action C-1 of the City's 2017 Affordable Housing Strategy states the goal of increasing the

development potential on suitable land owned by public agencies, faith-based and non-profit housing entities to provide affordable housing.

Ms. Gallant said that new policies in the Housing Element of the Comprehensive Plan were adopted in December 2020. Policy HO-33 implements Affordable Housing Strategy Action C-1 and HO-34 implements the bonuses and incentives for qualifying properties. She said affordable housing is defined by the maximum income level reflected in the Land Use Code. She noted it allows for variation based on the populations and income levels served, including seniors, families and people with disabilities. Ms. Gallant described examples of affordable housing on faith-based properties, including at St. Luke's Lutheran Church. Ms. Gallant said a density bonus is offered in exchange for some type of public benefit. However, the underlying zoning remains the same.

Ms. Stead said the two ways to increase density on a site are the density bonus or a rezone. The density bonus required for faith-based and nonprofit-owned property does not change the underlying zoning and all housing units must qualify as affordable housing. A market-rate housing developer could not take advantage of the density bonus. Ms. Stead noted that affordable housing policies are contained in Land Use Code section 20.20.128. The density bonus to be implemented through the LUCA is not available in land use districts with established affordable housing bonuses (e.g., Downtown, Eastgate, BelRed). The provision excludes Bellevue parks, community development and public utilities land.

Ms. Stead said the criteria for eligible parcels varies based on the underlying zoning. The greatest number of eligible parcels are currently in R-5 land use districts, and 20 percent of the eligible parcels are located within the EBCC jurisdiction. Ms. Stead noted that not all eligible parcels will choose to participate in providing housing.

The density bonus available under the LUCA is 50 percent above the maximum density. Minor adjustments are made based on the minimum lot area and lot coverage. In single-family districts, up to 50 percent of the units may be duplexes or triplexes. In multifamily districts, an additional story is permitted. Ms. Stead described the current and potential capacity for using the density bonus, both in the EBCC jurisdiction and citywide.

Ms. Stead said that full buildout under the proposed density bonus would add an estimated 696 trips to the overall transportation system during the peak evening commute. That represents less than one percent of evening trips citywide. She said local impacts for any specific project would be identified and mitigated.

Ms. Stead provided a comparison of the number of units that could potentially be developed on a site in the R-5 land use district using the base density versus the 50-percent bonus. For a two-acre site, the base density would allow up to 10 single-family units and the 50-percent bonus could allow up to 15 units or allow half of the units to be duplexes or triplexes. The same height and setback requirements apply. Ms. Stead presented a similar comparison for a hypothetical site in the R-30 land use district.

Ms. Stead said additional criteria to receive a super bonus requires that properties be located on an arterial within one-half mile of a frequent transit stop and within 300 feet of a more intensive land use district. Proposals meeting the criteria for a super bonus would then apply for a conditional use permit (CUP). CUP approval requires meeting five decision criteria, including addressing neighborhood compatibility, impacts and whether there are adequate public facilities to support the project.

Ms. Stead noted the public engagement activities throughout the LUCA process including public hearings, direct engagement with representatives of eligible properties, and an online presence including a project web page with more information regarding the LUCA, key dates and contact information for public comment. The next steps in the process are a public hearing by the Planning Commission on September 22, City Council discussion and action, and a public hearing with the EBCC followed by action on the EBCC's approval or disapproval of the LUCA.

Councilmember Kasner clarified that the definition of frequent transit service within the EBCC jurisdiction is based on a one-quarter mile radius instead of the one-half mile radius applicable to the rest of Bellevue. He thanked Ms. Stead, Ms. Gallant and Trisna Tanus for their presentations and discussion to date.

At 8:11 p.m., Councilmember Kasner moved to open the public comment portion of the courtesy hearing. Vice Chair Epstein seconded the motion, which carried by a vote of 5-0.

Deputy City Clerk Karin Roberts indicated that no one had signed up to speak at the hearing.

Chair Hummer read one written comment from Reverend Patricia Simpson expressing strong support for the proposed affordable housing density bonus LUCA. The comment said that the Board of Trustees of the United Methodist Church is enthusiastic about the ability to provide affordable housing in the future. However, they do not currently have plans for a housing project. Reverend Simpson wrote that using church-owned property for that purpose would further the church's commitment to helping the poor and marginalized in Bellevue.

At 8:14 p.m., Councilmember Kasner moved to close the public comment portion of the courtesy hearing. Vice Chair Epstein seconded the motion, which carried by a vote of 5-0.

Chair Hummer said the public may submit comments to ebcc@bellevuewa.gov or to kgallant@bellevuewa.gov.

Vice Chair Epstein thanked staff for the presentation. Responding to Mr. Epstein, Ms. Gallant confirmed that different housing bonuses are available for development in the Downtown, Eastgate and BelRed areas. Mr. Epstein expressed concern that 20 percent of the sites potentially eligible for the proposed density bonus are in East Bellevue. Mr. Epstein encouraged housing near the light rail alignment in the BelRed corridor.

Councilmember Gooding thanked staff for the thorough presentation.

Councilmember Kasner noted his previous request for the names of the property owners of eligible parcels and information regarding how likely they are to develop affordable housing. He noted that three churches referenced by the United Methodist Church are in East Bellevue, but they do not fall within the EBCC jurisdiction. He expressed concern regarding different affordable housing policies for different areas of Bellevue. He said the Lake Hills and Newport Hills areas are being asked to accept two-thirds of the potential housing units that could be produced under the LUCA.

Mr. Kasner said this issue has been discussed by the Planning Commission three times and this is the first time the LUCA has been presented to the EBCC. He said this issue is the perfect opportunity for a joint meeting of the EBCC and the Planning Commission. Mr. Kasner said he also asked for the arterial map of Bellevue showing specific properties and the mobility management area (MMA) maps. He said he was not convinced that the development potential under the LUCA would not have negative traffic impacts. Mr. Kasner said the Planning Commission needs to hear what the EBCC can or cannot accept before the LUCA goes to the City Council.

Responding to Councilmember Kasner, Assistant City Attorney Chad Barnes said he was not aware of any legal impediment to a joint meeting with the Planning Commission. Mr. Barnes said that process is controlled by the City and the request for a joint meeting has been discussed. As an alternative, Mr. Barnes suggested that the EBCC prepare a statement to provide input to the Planning Commission. In further response to Mr. Kasner, Mr. Barnes said he could consult with the staff attorney who works with the Planning Commission for further guidance.

Chair Hummer noted that there are a number of townhomes along Main Street between 140th Place and 148th Avenue, some of which are owned by the Church of the Resurrection. She said it took six years to move through the permit process and complete the project. She encouraged more streamline processes for the production of affordable housing. She concurred with Councilmember Kasner that the density bonus option should be available to churches in the Downtown and BelRed areas.

Ms. Hummer said East Bellevue is doing more than its fair share in terms of accommodating subsidized housing compared to the rest of the city. She acknowledged that there are churches in East Bellevue that would be good locations for affordable housing. However, she expressed concern about traffic and other impacts at certain church locations. She expressed concern regarding the super bonus as well. She said she is interested in information regarding a potential demonstration project.

At 8:33 p.m., Councilmember Kasner moved to extend the meeting to 9:00 p.m. Councilmember Dhananjaya seconded the motion, which carried by a vote of 5-0.

Chair Hummer said that her impression from reading the meeting minutes of the affordable housing technical advisory group (TAG) was that most of the new housing in the BelRed district was intended to be affordable housing. However, she said the fee in lieu option is attractive to developers. She encouraged a more equitable distribution in housing types and income levels throughout Bellevue. She asked whether the City has addressed mandatory affordable housing.

Responding to Ms. Hummer, Ms. Gallant said a project would need to meet the four eligibility criteria in the LUCA before applying for a CUP. The degree of the density bonus is dependent on the CUP criteria and adjacent land use districts. Ms. Stead said the 50-percent density bonus is not likely to be applicable to all eligible sites. She said one of the CUP criteria is consistency with adjacent development. She noted that, in the Downtown, a developer can achieve a bonus 1.0 FAR (floor area ratio) to develop affordable housing. She said the City is starting to see developers interested in providing affordable housing in the BelRed area. Ms. Hummer said she believed that the super bonus goes beyond state law requirements and she would like to remove it from the LUCA.

Councilmember Gooding concurred with Chair Hummer's concern about concentrating affordable housing in certain neighborhoods.

Councilmember Dhananjaya said he agreed with the concept of equity in density across Bellevue and with Councilmember Kasner's suggestion for a joint meeting with the Planning Commission.

Councilmember Kasner asked his colleagues to keep in mind the comments from representatives of Save Our Scale. He suggested the City create a scoreboard for tracking the development of affordable housing on specific properties, and whether they used a bonus or incentive. He suggested that much more affordable housing could be accommodated in the Downtown and BelRed areas with larger buildings. Mr. Kasner said it is important for one or more EBCC members to engage directly with the Planning Commission on this topic.

Responding to Vice Chair Epstein, Ms. Stead confirmed that there are efforts to incentivize the development of affordable housing in the Spring District in the BelRed corridor along the light rail alignment.

Chair Hummer thanked staff for the presentation and discussion. She said she looks forward to hearing back from staff regarding the potential for a joint meeting with the Planning Commission. Ms. Hummer said she plans to attend the commission's public hearing and that tonight's input will be submitted to the commission.

8. **NEW BUSINESS**

Chair Hummer noted the public comments earlier in the meeting regarding development and the tree canopy. She said the issues fall within the EBCC's ability to provide a forum for consideration and to make recommendations concerning any proposed Comprehensive Plan or other proposal that directly or indirectly affects property within the EBCC jurisdiction, and to advise, consult and cooperate with the legislative authority of the City on any local matters affecting the service area (RCW 35.14).

Responding to Chair Hummer, Councilmember Dhananjaya said that one of the earlier speakers indicated that the EBCC has authority, which he would like to explore and confirm. He

suggested highlighting concerns heard by the EBCC about development that is out of scale with the neighborhood.

Ms. Hummer noted comments by the public suggesting a moratorium on demolition permits and clearing and grading permits for new construction. The Save Our Scale group also asked for help to get on the City Council's agenda to advocate for their recommendations and for connecting to representatives of residential and neighborhood associations.

Councilmember Dhananjaya suggested that the EBCC outline its concerns in writing. He suggested seeing how the Houghton Community Council in Kirkland has addressed similar impacts.

Councilmember Kasner said the scale issues will encounter conflicts with the development of affordable housing and increased density, and there will be tradeoffs. He envisions that there will be taller building heights along 148th Avenue in the future. He said he can provide information regarding neighborhood leaders in the EBCC area. He said the City's next neighborhood leadership meeting is scheduled for September 23 as a virtual meeting.

At 8:59 p.m., Councilmember Dhananjaya moved to extend the meeting to 9:30 p.m. Councilmember Kasner seconded the motion, which carried by a vote of 5-0.

Councilmember Gooding said it is challenging to balance the competing priorities related to housing, density, and the tree canopy. He thanked 300 Trees for their work in the community and suggested that it provides good opportunities for youth involvement.

Vice Chair Epstein said Mr. Chesmore provided good information earlier. He noted efforts by the City of Mercer Island regarding its tree removal ordinance.

Chair Hummer said the earlier speakers' request is to help enact a moratorium on demolition permits and clearing and grading permits, however she said the EBCC does not have the authority to do so.

Ms. Hummer suggested that the EBCC draft a position paper to transmit to Mr. Nieuwenhuis for advice on how to proceed. Ms. Hummer said she is a tree ambassador. She would like the letter to address elements of Save Our Scale's proposal and to express support. She said other parties in the community are working on similar priorities.

Councilmember Kasner disagreed and suggested that Save Our Scale's proposal should be added as a future agenda item. He said he does not support all elements of their proposal, which he noted are complex and interrelated. Mr. Kasner said more information is needed before drafting a position paper. He said any of the changes requested by Save Our Scale would take at least two years to go through the City's process. Mr. Kasner cautioned that if EBCC members advocate for Save Our Scale's proposal, they could be required to recuse themselves from considering a future related CUP application.

Responding to Chair Hummer, Councilmember Kasner said he does not support the proposed moratorium on certain permits. Ms. Hummer noted that getting the group onto the City Council's agenda is not within the EBCC's authority. She said the EBCC's main goal is to support its constituents.

Councilmember Dhananjaya suggested acknowledging the comments and proposal without taking a formal position. He said the EBCC's role could be raising awareness of the Save Our Scale group with City staff and others.

Moving on, Chair Hummer noted that the EBCC's rolling calendar was provided to the EBCC via email the previous Friday.

Responding to Councilmember Kasner, Deputy City Clerk Roberts said the October meeting agenda includes two courtesy hearings regarding a residential occupancy LUCA and a permanent supportive housing and emergency housing LUCA. The November meeting includes a public hearing regarding the NE 8th Street Partners rezone application.

Responding to Mr. Kasner, Mr. Barnes said the EBCC's legislative role would not necessarily require a member to recuse themselves from participating in a decision regarding a future project or rezone request.

9. **CONTINUED COMMUNICATIONS:** None.

10. **APPROVAL OF MINUTES**

(a) Summary Regular Meeting Minutes of August 3, 2021

Vice Chair Epstein moved to approve the minutes of the August 3, 2021 Regular Meeting. Councilmember Kasner seconded the motion, which carried by a vote of 5-0.

11. **ADJOURNMENT**

At 9:22 p.m., Chair Hummer declared the meeting adjourned.

Karin Roberts, CMC
Deputy City Clerk

/kaw