

QUASI JUDICIAL PROCEEDING – PROCESS III

Final Action of the Glendale Country Club Rezone application submitted by Brenda Barnes of Clark Barnes for a rezone of a 3.35-acre portion of the Glendale Country Club located at 13440 Main Street from R-1 (Single-Family Residential) to R-10 (Multi-Family Residential). Permit File No. 21-104464-LQ.

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EXECUTIVE SUMMARY

FINAL ACTION

This matter came before the Council for initial consideration on January 18. Tonight staff seek final action from the Council on the Hearing Examiner's recommendation to approve with a condition the Glendale Country Club Application, located at 13440 Main Street.

HEARING EXAMINER RECOMMENDATION

The Hearing Examiner recommends approval with a condition. See the attached Hearing Examiner Summary for background information.

CONSIDERATIONS

This is a Process III quasi-judicial land use matter in which the Hearing Examiner issues a recommendation to Council. Council's role is to consider and take final action on each Process III application. No appeal of the Hearing Examiner recommendation was filed in this case.

Therefore, the Council should not accept new information, written or oral, on the application, but is to only consider the complete record developed before the Hearing Examiner and the recommendation of the Hearing Examiner and the comments of a community council with jurisdiction pursuant to RCW 35.14 in deciding upon the application.

At its Regular Session meeting on January 18, Council considered the rezone application by Brenda Barnes of Clark Barnes for Glendale Country Club. Staff have provided a proposed Ordinance approving, with a condition, the rezone application in tonight's packet, in the event the Council votes to approve the application. In the alternative, if Council decides to modify or set conditions on the approval of the application, or to deny the application, staff will prepare a new proposed Ordinance memorializing the Council's decision, to be presented at a future Council meeting for adoption.

This rezone application is within the jurisdiction of the East Bellevue Community Council (EBCC). If the City Council approves, or approves with modifications and/or conditions, that approval is not effective within the EBCC jurisdiction until the EBCC votes to approve the ordinance or fails to disapprove the ordinance within 60 days of the enactment of that ordinance.

For further information see BCC 20.35.355 & 20.35.365.

OPTIONS

1. Approve the application and adopt the Ordinance approving with a condition rezone application Permit File No. 21-104464-LQ; rezone of a 3.35-acre portion of the Glendale Country Club located at 13440 Main Street from R-1 (Single-Family Residential) to R-10 (Multi-Family Residential).
2. Approve the application with modifications and/or conditions and direct staff to bring back an Ordinance for approval at a future meeting.
3. Remand the application back to the Hearing Examiner and the Director for an additional hearing limited to specific issues identified by Council.
4. Deny the application and direct staff to bring back an Ordinance for adoption at a future meeting.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Hearing Examiner Summary
 - B. Rezone Decision Criteria
- Proposed Ordinance No. 6648

AVAILABLE IN COUNCIL LIBRARY

Hearing Examiner's Report