

Glendale Country Club NE 20-102772 AC

Public Comments through June 3 2020

Matz, Nicholas

From: Martha Cross <mpcross07@gmail.com>
Sent: Tuesday, March 03, 2020 10:37
To: Matz, Nicholas
Cc: PlanningCommission
Subject: 2020 Glendale Country Club NE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Matz,

I can see the applicant's proposed plan amendment is based on the premise that critical areas (wetlands) is a natural resource to be utilized, just like most developers tend to view nature through an economic rather than ecological lens.

I understand there is a housing shortage in the City of Bellevue, so why can't the Glendale Golf Club be made into a 9 hole instead of an 18 hole course, and then build houses on the rest of the land? Alternatively, if that is not possible can the wetlands be saved? Can the City encourage wildlife habitat restoration? I would rather develop on a golf course (green desert) than on critical or forested areas.

Thank you so much for your time.

Sincerely,

Martha Cross

Matz, Nicholas

From: Martha C. <mpcross07@gmail.com>
Sent: Wednesday, February 26, 2020 15:22
To: Matz, Nicholas
Subject: Glendale Country Club

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Matz,

I am opposed to changing the rezoning of the 3.3 acres proposed by Glendale Golf Club; this area should be preserved. The proposed land contains critical areas like wetlands; it is home to birds and other wildlife. Environmentally, wetlands offer far more benefits compared to golf courses.

Also, this site is within a few feet of high voltage transmission power line poles and to the Olympic pipeline. Would future homeowners want to live right next to them? It would be better to save this piece of land as a buffer instead of removing the trees left and exposing people to high voltage power lines and pipelines. Save the trees and restore the wetlands!

Thank you for your time.

Sincerely,

Martha Cross

Matz, Nicholas

From: Eric Stathers <ericstat@live.com>
Sent: Friday, February 21, 2020 9:47
To: Matz, Nicholas
Cc: shanoneileen@gmail.com
Subject: Re: Questions re: Comprehensive Plan Zoning Change for Glendale Country Club and impact on zoning change requests for neighboring properties such as PID 865350070?

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Thank you for your detailed response and including us on the party of interest list related to the Glendale Country Club proposed plan amendment. Also, thank you for inviting us to share our thoughts and questions for the March 25 Planning Commission study session. We will prepare some thoughts and questions and email you in early March as per your suggestion.

Eric and Shanon Stathers
425-241-5068

From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Friday, February 21, 2020 12:44 AM
To: Eric Stathers <ericstat@live.com>
Cc: shanoneileen@gmail.com <shanoneileen@gmail.com>
Subject: RE: Questions re: Comprehensive Plan Zoning Change for Glendale Country Club and impact on zoning change requests for neighboring properties such as PID 865350070?

Mr. Stathers-

I do recall our meeting and discussion.

Thank you for your comments. You are included as a party of interest to the 2020 Glendale Country Club NE proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

I was not aware of this February 25 meeting that you reference; the city encourages applicants to conduct outreach to the communities surrounding a proposal but that does not take the place of engagement in the proposed plan amendment process, including study sessions and hearings before the Planning Commission, then action by the City Council. City staff would not be able to your inquiry regarding similar zoning proposal changes for other neighboring properties. That said, the Planning Commission will examine the issue of similarly-situated properties (to the Glendale proposal) at its March 25 study session meeting. Should you or others desire to share your thoughts or questions with commissioners, it would be appropriate to provide them in writing via email to me. Providing them as early as possible in March assures the opportunity to address your thoughts or questions in the staff agenda memo that will be prepared for the meeting.

I can't speak to the timing of EBCC review; you might benefit from seeing how the 2020 process unfolds. The Glendale application needs to go through Threshold Review. Only if the City Council takes action to advance it to Final Review (an

action to approve or deny Threshold Review is likely in June or July) would the application have a courtesy hearing before the EBCC. After the Planning Commission holds its hearing and Council takes Final Review action, the EBCC would exercise its jurisdictional authority. A cautionary note: changes to the Land Use Code for proposed plan amendments review means that if the Glendale proposal fails to be approved that it will be three years before it can apply again. This three-year limit would apply to any property brought into the 2020 proposed plan amendment process through the expansion of geographic scoping. That discussion again, affecting you and others in your neighborhood, will take place on March 25.

Additional information is available through the application materials; please see the [Comprehensive Plan Amendments page](#) and the [February 13 Permit Bulletin](#) for additional information.

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. The [Comprehensive Plan page](#) will be kept updated regarding plan amendment review. Plan amendments status are tracked on [MyBuildingPermit.com](#).

The Planning Commission will be introduced to the 2020 proposed plan amendments at its [February 26 meeting](#). It is likely that the Commission will begin its preliminary review of the [Threshold Review LUC 20.30I.130A](#) proposals and provide direction on geographic scoping at its [March 25 meeting](#). **Neither** of these meetings are the Threshold Review public hearing and a Threshold Review staff recommendation has **not** been proposed or presented.

Please contact me with anything else.
Nicholas Matz AICP

Senior Planner

425 452-5371

Pronouns: he/him/his



Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

From: Eric Stathers <ericstat@live.com>

Sent: Thursday, February 20, 2020 11:46

To: Matz, Nicholas <NMatz@bellevuewa.gov>

Cc: shanoneileen@gmail.com

Subject: Questions re: Comprehensive Plan Zoning Change for Glendale Country Club and impact on zoning change requests for neighboring properties such as PID 865350070?

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Hi Nicholas - my wife Shanon Stathers and I last met with you on Dec 17, 2018 as shown in the email below. You were very kind and helpful to prepare and discuss research information related to potential zoning changes for our property PID 865350070 and neighboring properties. At that time, you recommended to us that the timing was not right and that the East Bellevue Community Council was not receptive to zoning changes of this nature.

We were planning to attend the upcoming public meeting at the Glendale Country Club on Tues Feb 25 at 6 pm where they plan to share information related to their proposed zoning change for development of multiple housing units on 3 acres of their property.

In light of Glendale's proposed Comprehensive Plan zoning change, we have a number of questions:

1. Are City of Bellevue planning staff able to attend the meeting and be available to discuss questions related to similar zoning proposal changes for other neighboring properties?
2. Is the timing right and the East Bellevue Community Council receptive to considering similar zoning changes for other neighboring properties such as our own?
3. Would we have to go through a similar process as the Glendale Country Club for our property, or would the City and East Bellevue Community Council be open to making broader zoning changes for neighboring properties as part of the Glendale Country Club request for changes to the Comprehensive Plan?

Thank you for taking the time to respond for our questions. We know it is a busy time for Bellevue Planning Staff.

Eric and Shanon Stathers
425-241-5068
13633 SE 1st Street,
Bellevue, WA 98005

From: Eric Stathers <ericstat@live.com>
Sent: Sunday, December 16, 2018 9:55 PM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Cc: Eric Stathers <ericstat@live.com>; shanoneileen@gmail.com <shanoneileen@gmail.com>
Subject: Re: Potential short plat planning research - thank you

Thanks see you tomorrow at 2:30.

Eric and Shanon

On Dec 16, 2018, at 1:03 PM, Matz, Nicholas <NMatz@bellevuewa.gov> wrote:

We'll see you at 2:30 on Monday, then. Thanks. Check in at Service First.

Nicholas

From: Eric Stathers <ericstat@live.com>
Sent: Friday, December 14, 2018 4:56:25 PM
To: Matz, Nicholas
Cc: shanoneileen@gmail.com
Subject: Re: Potential short plat planning research - thank you

Thank you for your quick response and offer to chat next week.

We would be happy to stop by during any of the following times:

- Mon Dec 17th between 12:30 to 3:00 pm
- Wed Dec 19th between 8 to 10 am or between 2:30 to 5:00 pm

Please let us know what works best for you. Thank you.

Eric and Shanon
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To: Eric Stathers; shanoneileen@gmail.com
Subject: RE: Potential short plat planning research - thank you

Mr. and Ms. Stathers-

A chat would be in order, based on your inquiries. I am available Mon-Wed next week, if you'd like to stop by. I have only a couple of obligations on my calendar.

Nicholas

From: Eric Stathers <ericstat@live.com>
Sent: Friday, December 14, 2018 9:39
To: Matz, Nicholas <NMatz@bellevuewa.gov>; shanoneileen@gmail.com
Subject: Re: Potential short plat planning research - thank you

Hi Nicholas - thank you for your help in preparing and sharing the comprehensive research and links related to applying for a 2019 Comprehensive Plan Amendment proposing a change in zoning from R-1.8 to R-2.5 for our neighborhood.

In light of the short time remaining until January 31, 2019 when the 2019 application window closes; it appears that there is limited time to complete the necessary collaboration with other lot holders in the neighborhood that may have an interest in being part of the application process and to retain a professional services firm to help.

To that end we have several questions related to next steps:

1. Is the next application window next year, in other words, Dec 1, 2019 to Jan 31, 2020 for the 2020 Comprehensive Plan Amendment (CPA)?
2. Would you be able to provide a shortlist of experienced and credible professional services firms that work with the City of Bellevue that could help us with the CPA application process?
3. In your view, are there enough "significantly changed conditions" in the neighborhood and city that would meet the Threshold Review decision criterion in the eyes of the City and the East Bellevue Community Council (EBCC) to make this effort worthwhile, or is it a waste of our time and money at this time to try and prove this point?

Again, thank you for your follow up in working with us and for your responsiveness to our questions.

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From: Matz, Nicholas <NMatz@bellevuewa.gov>
Sent: Wednesday, December 12, 2018 12:54 AM
To: shanoneileen@gmail.com
Cc: ericstat@live.com
Subject: RE: Potential short plat planning research

Mr. and Ms. Stathers:

I have reviewed your request regarding potential issues surrounding a comprehensive plan amendment in your neighborhood.

You'd inquired about a potential plan amendment from Single Family-Low (SF-L) to Single Family-Medium (SF-M) in your area. This would allow for zoning with smaller minimum lot sizes. This would in turn enable short plat activity in the area on lots that are currently not big enough to accommodate the current R-1.8 zoning's 20,000 square-foot minimum lot size. SF-M would allow R-2.5 zoning, which has a 13,500 square-foot minimum lot size.

The area we discussed is bounded by Main St., 140th Avenue SE, Lake Hills Connector, and to the west both Kelsey Creek Park and the Glendale Golf Course. The roughly 80-acre area has 126 lots. The average lot size is 23,885 square feet. Forty-seven of the 126 lots are under 20,000 square feet, averaging 17,400 square feet.

The area is in the Southeast Bellevue Subarea Plan. The Subarea Plan's Goal is to protect and enhance the single-family residential character of the area and the supporting community facilities and services. There are specific issues identified for traffic, housing maintenance, and the preservation of environmentally-sensitive areas.

The area is within the jurisdiction of the East Bellevue Community Council (EBCC). This body has veto authority over land use decisions—such as Comprehensive Plan amendments—in its jurisdiction.

There are approximately fifteen plat actions or adjustments in the area that have been documented. Of these actions or adjustments only one appears to have resulted in lot sizes below the R-1.8 zone's 20,000 square foot minimum lot size (Bellevue BLA 15-129310-LW 20160609900017; Lot 1: 9,881 s.f., Lot 2: 9,881 s.f.). I am researching how this came to be.

The application window for applying for a 2019 Comprehensive Plan Amendment closes on January 31, 2019. Your application, should you pursue it, would have to include your lot and other specific lots that would become part of an application. The more the merrier, basically. If you choose to pursue this, I strongly encourage you to engage the services of a professional planning, engineering, or law firm with land use experience in Bellevue, as there will be many questions about a comp plan amendment accomplishing what you intend. Please note that the Threshold Review decision criterion for these applications includes a finding of significantly changed conditions. This asks whether things have changed, to warrant your proposed amendment, in a way that the Comprehensive Plan did not anticipate.

Happy to chat further.

Nicholas Matz AICP
Senior Planner
425 452-5371
<image001.png>

Please be aware that email communication with City staff are considered public records and may be subject to public disclosure.

From: shanoneileen@gmail.com <shanoneileen@gmail.com>
Sent: Thursday, October 18, 2018 7:34
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Cc: ericstat@live.com
Subject: Re: Potential short plat planning research

Hi Nicholas,

Thank you for your email. I am curious if you have any updates related to your previous.

Kind regards,
Shanon Stathers

Sent from my iPhone

On Oct 3, 2018, at 10:39 AM, shanoneileen@gmail.com wrote:

Thanks for your follow-up. We look forward to the information.
Best regards.
Shanon and Eric

Sent from my iPhone

On Oct 3, 2018, at 9:01 AM, Matz, Nicholas <NMatz@bellevuewa.gov> wrote:

Mr. and Ms. Stathers-

My apologies for being silent on your request that we discussed last spring. I am working on some information for you and expect to have it out soon.

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Attachments: Stathers area data R1.8.xlsx; Stathers research quarter-section qs_SW342505.pdf; Proposed Site Location for SE 1st Street Zoning Proposal Change.pdf

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Nicholas Matz AICP
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425 452-5371
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Matz, Nicholas

From: Martha C. <mpcross07@gmail.com>
Sent: Tuesday, February 18, 2020 22:43
To: Matz, Nicholas
Subject: Glendale Country Club NE (File Numbers: 20-102772-AC)

[EXTERNAL EMAIL Notice] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Matz,

Can the public make comments regarding this application notice? Thank you.

Respectfully,

Martha Cross

Matz, Nicholas

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Tuesday, February 18, 2020 17:11
To: Matz, Nicholas
Cc: Roberts, Karin
Subject: RE: 13440 Main Street

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Thank you!

Sent from Yahoo Mail on Android

On Tue, Feb 18, 2020 at 4:12 PM, Matz, Nicholas
<NMatz@bellevuewa.gov> wrote:

Ms. Hummer:

This parcel is in it.

Please note that nmetz@bellevuewa.gov is not a valid email...

Nicholas Matz AICP

Senior Planner

425 452-5371

Pronouns: he/him/his



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From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Tuesday, February 18, 2020 16:04
To: nmetz@bellevuewa.gov; Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: 13440 Main Street

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Nicholas

According to the map of EBCC jurisdiction this parcel is in it.

Please let me know...

Thanks

Betsi Hummer

Phone 425.591.4784

Sent from Yahoo Mail on Android

Matz, Nicholas

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Tuesday, February 18, 2020 16:04
To: nmetz@bellevuewa.gov; Matz, Nicholas
Subject: 13440 Main Street

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Thanks
Betsi Hummer
Phone425.591.4784

Sent from Yahoo Mail on Android

Matz, Nicholas

From: Dan or Bonnie Renn <dan_sabina@yahoo.com>
Sent: Friday, February 14, 2020 12:12
To: Matz, Nicholas
Subject: Re: File Numbers: 20-102772-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Nicholas,

Thank you for clearing up my misunderstanding.
I see the Country Club is on Main. The property to be rezoned is on N E 8th St.
Thank You for clearing this up.
Daniel Renn

On Friday, February 14, 2020, 09:37:38 AM PST, Matz, Nicholas <nmatz@bellevuewa.gov> wrote:

Ms. and Mr. Renn -

Thank you for your comments. You are included as a party of interest to the Glendale Country Club NE proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

Please see the [Comprehensive Plan Amendments page](#) for additional information.

The Glendale Country Club's address is 13440 Main St. Since they have not separated the parcel proposed for plan amendment, this remains the real address. As the correctly-posted Permit Bulletin notice points out and as described in the application materials (available through the web page link above and attached here in hard copy), the area proposed for plan amendment is an approximately 3.3 acre of the property that fronts on NE 8th Street. My apologies for the notice not having that more understandable.

Please contact me with anything else.

Nicholas Matz AICP

Senior Planner

425 452-5371

Pronouns: he/him/his



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From: Dan or Bonnie Renn <dan_sabina@yahoo.com>
Sent: Thursday, February 13, 2020 18:52
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: File Numbers: 20-102772-AC

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Nicholas Matz, AICP

In this weeks Weekly Permit Bulletin The Location states 13440 Main St. for Glendale Country Club NE

I assume that the correct location is on N E 8th Street, not Main Street.

This should be re-posted correctly.

If I am wrong please let me know what the Real address is.

Daniel Renn

425/455-9990

Dan_Sabina@yahoo.com

NOTICE OF APPLICATION Glendale Country Club NE

Location: 13440 Main Street

Subarea: Wilburton/NE 8th

Neighborhood: Wilburton/NE 8th

File Numbers: 20-102772-AC

Matz, Nicholas

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Sent: Thursday, February 13, 2020 18:52
To: Matz, Nicholas
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Dan_Sabina@yahoo.com

NOTICE OF APPLICATION Glendale Country Club NE

Location: 13440 Main Street

Subarea: Wilburton/NE 8th

Neighborhood: Wilburton/NE 8th

File Numbers: 20-102772-AC

Matz, Nicholas

From: Plummer David F. <pdf3@comcast.net>
Sent: Thursday, February 13, 2020 12:17
To: Matz, Nicholas
Subject: File No. 20-102772-AC

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi there!

Could you please send me descriptive information and illustrations that describe the proposed land use code amendment under File No. 20-102772-AC?

RSVP,

David Plummer