



MEMORANDUM

DATE: February 20, 2009

TO: East Bellevue Community Council

FROM: Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: Glossary Comprehensive Plan Amendment for new Camp and Conference Center designation (Sambica 08-103705-AC)

On March 3, 2009, the East Bellevue Community Council will hold a public hearing on review of a Comprehensive Plan Amendment related to a new designation for **Camp and Conference Center (CCC)**. The idea for this amendment was originally initiated by Sambica for application to their property on West Lake Sammamish Parkway. The complete amendment has evolved over the course of review, and in addition to amendments to the Newcastle Subarea Plan to implement the new CCC designation to Sambica it includes amending the Comprehensive Plan Glossary with a new definition for "Camp and Conference Center".

The hearing on March 3 is specifically on the Glossary amendment portion of the CPA; the Sambica site is not within the jurisdiction of the East Bellevue Community Council. However, the Glossary designation for Camp and Conference Center adopted in Section 1 of the ordinance may be applicable in the future to property within the jurisdiction of the EBCC.

The Bellevue City Council on February 17, 2009 adopted this Ordinance No. 5859 to amend the Comprehensive Plan.

INTRODUCTION AND SUMMARY

The purpose of the proposed CCC designation is to recognize a typically-unique set of camp and conference center uses on a single site not otherwise found in or allowed by the LUC and then frame it with regulatory master site planning and performance standards. Citywide, the implication of such a designation is that it would allow these unique uses to be able to continue into the future while maintaining compatibility with their surrounding community by first going through the Comprehensive Plan amendment process; avoid unexpected redevelopment with a new, different or more intense use that is less compatible with the neighborhood; and assure predictability in subsequent regulatory implementation.

The recommended Comprehensive Plan **Glossary** amendment is included in Section 1 of the ordinance in Attachment A.

Actions subsequent to this Comprehensive Plan Amendment but prior to redevelopment will include City Council review and action to establish a new zoning district consistent with the Comprehensive Plan designation and corresponding Land Use Code amendments to establish the use and dimensional regulations and performance standards for the new zone.

The East Bellevue Community Council held a courtesy public hearing on the Glossary Comprehensive Plan Amendment for new Camp and Conference Center designation (Sambica CPA) on January 6, 2009. No public comments were received. At the courtesy hearing council members commented on the potential applicability of a CCC designation to properties within the jurisdiction of the EBCC.

The Bellevue Planning Commission held its public hearing on the Glossary Comprehensive Plan Amendment for new Camp and Conference Center designation (Sambica CPA) on November 19, 2008. Its recommendation was forwarded to the Bellevue City Council in January, 2009.

The City Council adopting ordinance is included as Attachment A. If you have any questions before the March 3 hearing, please call.

Attachments

A. Ordinance No. 5859

ATTACHMENT E

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5859

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended (Chapter 36.70A RCW); adopting 2008 amendments to the Comprehensive Plan, known as the Sambica CPA, amending the Glossary and the Newcastle Subarea Plan; and establishing an effective date.

WHEREAS, on September 15, 2008, the City Council initiated the Sambica Comprehensive Plan Amendment ("CPA") to modify the Glossary and the Newcastle Subarea Plan; and

WHEREAS, the Planning Commission held a public hearing on November 19, 2008, with regard to the Sambica CPA; and

WHEREAS, the Planning Commission recommended that the City Council approve such proposed amendment; and

WHEREAS, the City Council has considered the Sambica CPA concurrently with the other 2008 Comprehensive Plan amendments; and

WHEREAS, the City Council finds that the Sambica CPA satisfies the decision criteria established in Part 20.30(l) of the Land Use Code; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BMC); now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Glossary of the City of Bellevue's Comprehensive Plan is hereby amended by the addition of a new definition as follows:

Camp and Conference Center – (CCC) – A land use designation that provides for a mix of group camp, conference, retreat, recreation, and functional use activities. These activities are primarily for use by organizations and schools and the families and individuals they enroll. The purpose of the designation is to maintain the compatibility of this unique mix of uses with the surrounding neighborhood by using site design standards

through the Land Use Code that both limit the overall intensity of the site and protect lower intensity uses from the effects of higher intensity uses.

The CCC designation is predominantly non-commercial but may include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Section 2. Policy S-NC-10 of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

POLICY S-NC-10. Encourage a land use pattern throughout the Subarea which accommodates future growth, ensures efficient use of facilities and services, protects existing neighborhoods, encourages historic community uses to continue, and provides the opportunity for an adequate amount of retail and professional services to meet local needs.

Section 3. Policy S-NC-10a of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

~~POLICY S-NC-10a. Consider Sambica master planning processes holistically, and in support of the current mix of land uses and their redevelopment. Refer to Subarea Planning District "A" on the Newcastle Subarea Land Use Plan Map. Support a master site planning process for redevelopment of the Sambica CCC-designated parcels. A master site plan will limit the overall intensity of the site to a predominantly non-commercial character consistent with the CCC designation and achieve an integrated site design with transition and performance standards that protect lower intensity uses from the effects of higher intensity uses. A master site plan should address standards of building height and location, landscape buffers, impervious surface ratios, combined trip generation, limited signage size, and parking.~~

Section 4. Policy S-NC-10b of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

POLICY S-NC-10b. Encourage the use of development review tools for Sambica that ~~can effectively address master planning issues, including the conditional use permit and the planned unit development.~~ distinguish the mix of land uses proposed for Sambica redevelopment to assure the predominant non-commercial character of the camp and conference center, provide predictability in development processes, and maintain compatibility with the surrounding neighborhood.

Discussion: The Sammamish Bible Camp—Sambica—was established along the shores of Lake Sammamish in 1919. It is historically valued by the surrounding community. As Sambica changes over time to maintain its functions and to provide relevant services to its users its buildings and structures will change too.

The current uses as of 2008 at Sambica include group camp facilities, conference and retreat facilities, day care, and outdoor and indoor recreation activities. Other uses that are part of Sambica include lodging and dining, active recreation, administrative offices, staff housing, maintenance and storage, and a camp store.

The camp and conference center designation also allows for redevelopment which may include active recreation facilities including gymnasiums and pools. Redevelopment may also include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Section 5. The Newcastle Subarea Plan Map contained in the City of Bellevue's Comprehensive Plan is hereby amended as set forth in Attachment E1 and by this reference fully incorporated herein.

Section 6. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance, the Newcastle Subarea Plan and map, and the city's Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this ____ day of _____, 2009, and signed in authentication of its passage this ____ day of _____, 2009.

(SEAL)

Grant S. Degginger, Mayor

Approved as to form:
Lori M. Riordan, City Attorney

Mary Kate Berens, Deputy City Attorney

ATTACHMENT E1

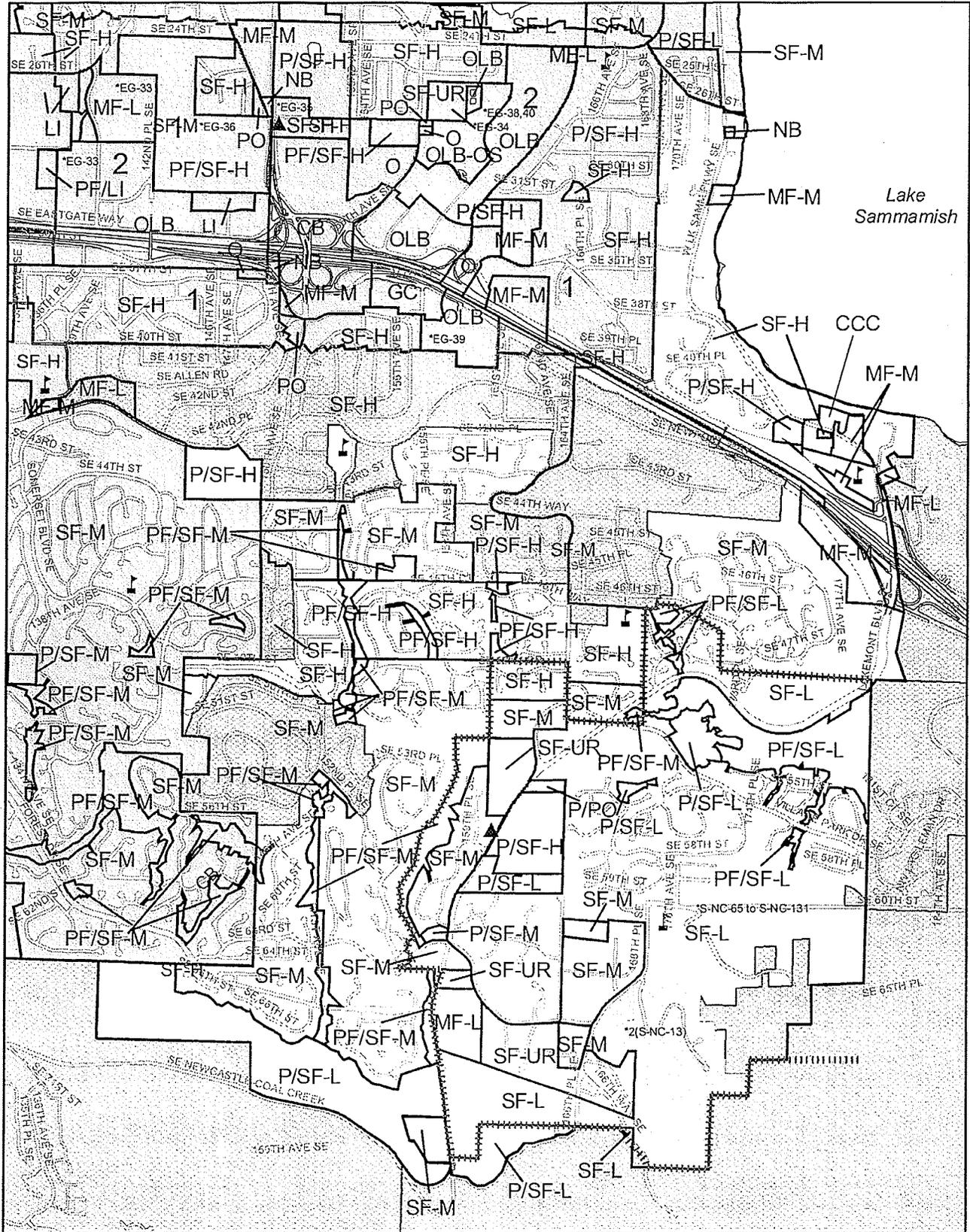


FIGURE S-NC.2
Newcastle Land Use Plan



- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- Fire Stations
- Public Schools
- Lakes
- Bellevue City Limits (6/2008)
- Village Overlay



1066-ORD
02/12/09

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Section 3. Policy S-NC-10a of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

POLICY S-NC-10a. Support a master site planning process for redevelopment of the Sambica CCC-designated parcels. A master site plan will limit the overall intensity of the site to a predominantly non-commercial character consistent with the CCC designation and achieve an integrated site design with transition and performance standards that protect lower intensity uses from the effects of higher intensity uses. A master site plan should address standards of building height and location, landscape buffers, impervious surface ratios, combined trip generation, limited signage size, and parking.

Section 4. Policy S-NC-10b of the Newcastle Subarea Plan contained in the City of Bellevue's Comprehensive Plan is hereby amended as follows:

POLICY S-NC-10b. Encourage the use of development review tools for Sambica that distinguish the mix of land uses proposed for Sambica redevelopment to assure the predominant non-commercial character of the camp and conference center, provide predictability in development processes, and maintain compatibility with the surrounding neighborhood.

***Discussion:** The Sammamish Bible Camp—Sambica—was established along the shores of Lake Sammamish in 1919. It is historically valued by the surrounding community. As Sambica changes over time to maintain its functions and to provide relevant services to its users its buildings and structures will change too.*

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and dining, active recreation, administrative offices, staff housing, maintenance and storage, and a camp store.

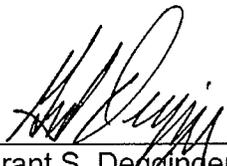
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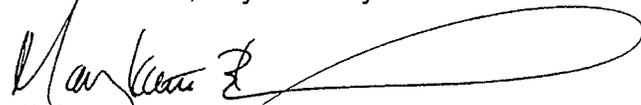
Passed by the City Council this 17th day of Feb, 2009, and signed in authentication of its passage this 17th day of Feb, 2009.

(SEAL)



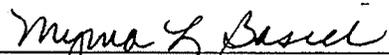
Grant S. Degginger, Mayor

Approved as to form:
Lori M. Riordan, City Attorney



Mary Kate Berens, Deputy City Attorney

Attest:



Myrna L. Basich, City Clerk

Published: 2/20/09

ATTACHMENT E1

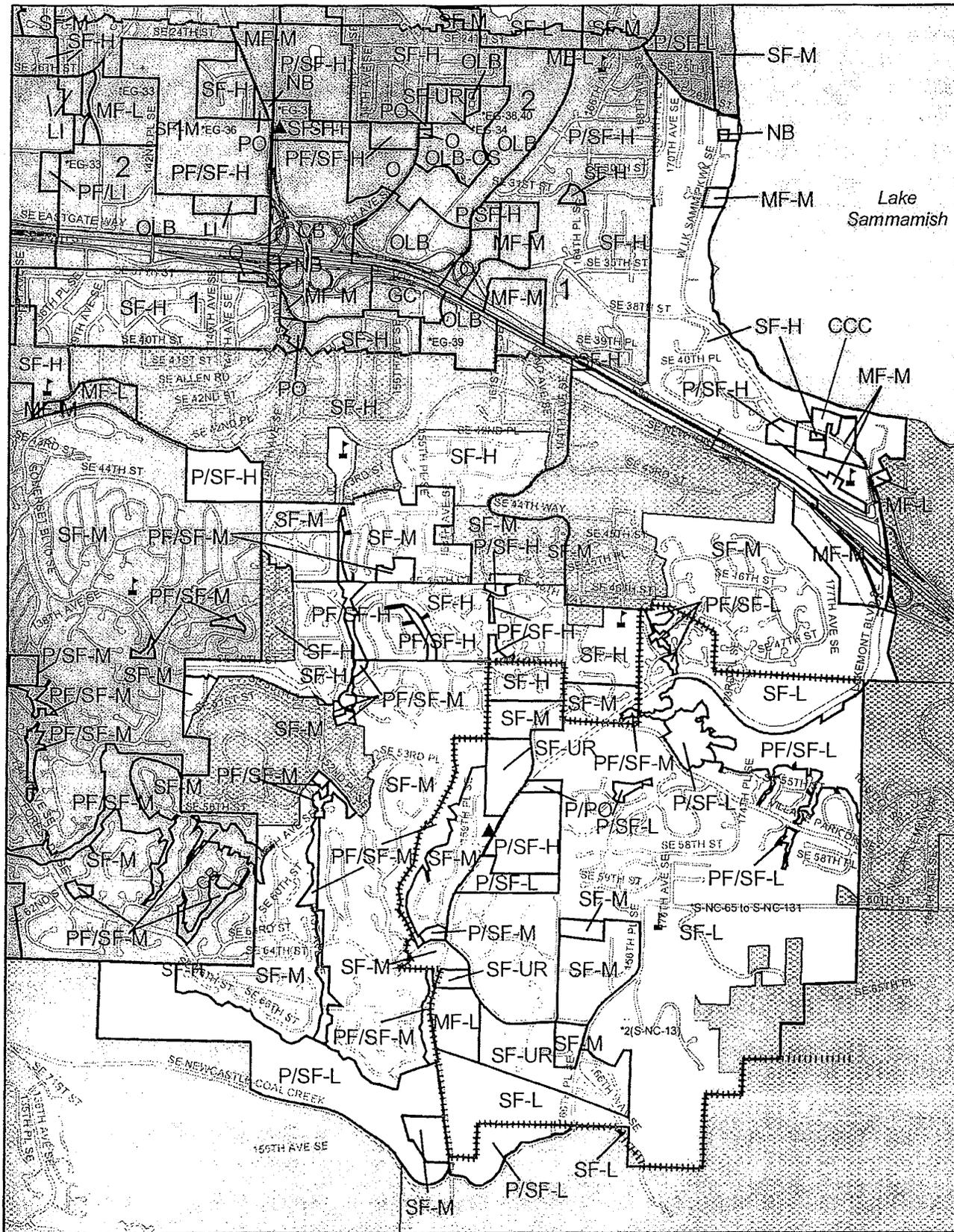


FIGURE S-NC.2
Newcastle Land Use Plan



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- LI Light Industrial
- PF Public Facility
- P Park

- ▲ Fire Stations
- ⚡ Public Schools
- ▭ Lakes
- Bellevue City Limits (6/2008)
- ||||| Village Overlay



East Bellevue Community Council
Summary Minutes of Regular Meeting

January 6, 2009
6:30 p.m.

Lake Hills Community Clubhouse
Bellevue, Washington

PRESENT: Acting Chair Kasner, Councilmembers Elwin, Gooding and Seal.

STAFF: Nicholas Matz, Associate Land Use Planner
Franz Loewenherz, Senior Transportation Planner

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m. with Acting Chair Kasner presiding.

2. **ROLL CALL**

Upon roll call by the Clerk, all Councilmembers were present. Acting Chair Kasner led the flag salute.

3. **COMMUNICATIONS - WRITTEN AND ORAL:** None.

4. **APPROVAL OF AGENDA**

Agenda approved as published by Council consensus.

5. **COURTESY PUBLIC HEARINGS:**

(a) Camp & Conference Center Comprehensive Plan Amendment

Mr. Matz provided a staff overview of the proposed Comprehensive Plan Amendment. The amendment was initiated by Sambica for property located on West Lake Sammamish Parkway. The proposal has evolved over the course of review to include amendment to the Comprehensive Plan Glossary with a new designation and definition for "Camp and Conference Center". The proposed amendment offers a unique set of tools to primarily non profit organizations that provide conference center and camp facilities.

This courtesy hearing is specifically on the Glossary amendment portion as the Sambica site is outside the Community Council's jurisdiction. The new designation recognizes unique sets of camp and conference center uses on a single site not otherwise found in or allowed by the Land Use Code. It will be framed with regulatory master site planning and performance standards. Citywide, the implication of such a designation is that it would allow these unique uses to be able to continue into the future while maintaining compatibility with the surrounding community and assure predictability in subsequent regulatory implementations.

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East Bellevue Community Council
Summary Minutes –January 6, 2009

Acting Chair Kasner opened the courtesy public hearing.

In response to Councilmember Seal, Mr. Matz confirmed that Vasa Park could certainly be a candidate for consideration.

Acting Chair Kasner asked if public facilities would be forced into reclassification by this action. Mr. Matz replied no, that would not be the case.

Continuing to respond to Acting Chair Kasner, Mr. Matz stated there was no minimum site size requirement. He noted that the Sambica site is approximately 7 acres.

In response to Councilmember Elwin, Mr. Matz explained that the designation would be restricted to Neighborhood Business (NB) uses with its inherent limitations.

Mr. Matz reported that the Planning Commission has made a recommendation to City Council for approval. At the completion of the City Council review and approval, it will be returned to the Community Council for consideration.

Hearing no further comments, Councilmember Elwin moved to close the courtesy public hearing. Motion, seconded by Councilmember Seal, carried 4-0. The courtesy public hearing was closed.

(b) Pedestrian & Bicycle Transportation Plan Comprehensive Plan Amendment

Mr. Loenwenherz provided the staff overview. The Growth Management Act necessitates that the Transportation Element within the Comprehensive Plan contain a Pedestrian Bicycle component.

This 2008 Comprehensive Plan amendment updates the policies and project lists that are in the Pedestrian and Bicycle Transportation Facility Plan, policies and network maps in the Transportation Element and policies in other elements of the Comprehensive Plan. It is a long range non-motorized transportation plan that is designed to be a living document. The Plan was first adopted in 1993 and last updated in 1999.

Mr. Loenenherz reviewed with Council the updated list of projects located within their jurisdictional boundaries.

Acting Chair Kasner opened the courtesy public hearing.

Seeing no one wishing to comment, Councilmember Kasner moved to close the courtesy public hearing. Motion, seconded by Councilmember Seal, carried 4-0. The courtesy public hearing was closed.