

SUMMARY

The City Council is considering the Hearing Examiner's Recommendation to approve an application submitted by Ryan Gilbert for the Sambica Activity Center Rezone. Mr. Gilbert seeks a rezone of several parcels with different zoning designations. The site is located at 4114 W. Lake Sammamish Parkway S.E. and is currently zoned Neighborhood Business District (NB), Multi-Family Residential (R-20), and Single-Family Residential (R-5). The proposal would rezone the entire Sambica Activity Center property to the Camp and Conference Center (CCC) zoning designation to be consistent with the City of Bellevue Comprehensive Plan. The application is Permit File No. 19-106704-LQ.

1. BACKGROUND ON APPLICATION

On February 17, 2009, the Bellevue City Council adopted a Comprehensive Plan Amendment (Ord. 5859) to change the land use designation to Camp and Conference Center (CCC). The Bellevue Land Use Code was amended and approved by City Council on November 3, 2014, to create a new Camp and Conference Center (CCC) zoning designation. (Ord. 6190), thus making the proposed rezone possible.

On February 25, 2019, Mr. Gilbert applied for a rezone from Neighborhood Business District (NB), Multi-Family Residential (R-20), and Single-Family Residential (R-5) to Camp and Conference Center (CCC) for the several parcels at issue. Notice of Application was published on March 28, 2019. Mailing, posting and publication of the application were appropriately accomplished.

A public meeting was held on April 8, 2019. Two neighboring residents attended the public meeting. They supported the rezone and redevelopment plans for the Sambica Activity Center. No written comments have been received since that time. During the public hearing process before the Hearing Examiner, the City received no substantive comments on the proposal from members of the public.

The State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS), previously issued for the Comprehensive Plan Amendment (CPA) on October 30, 2008, (File # 08-103705-AC) regarding the site, is being adopted by the Department for the current rezone proposal. The City issued a staff report and a recommendation for approval of the proposed rezone on June 6, 2019.

The Sambica Activity Center has submitted applications for a Master Development Plan (#19-106707-LP) and Design Review (#19-106708-LD) for future improvements, pending approval of the proposed rezone.

2. PROCEEDING BEFORE EXAMINER

Upon due notice, the Hearing Examiner held a public hearing and received testimony under oath in the Bellevue City Council Chambers on June 20, 2019. Peter

Rosen, Senior Environmental Planner, City of Bellevue, presented a staff report and testified on behalf of the City. Applicants Ryan Gilbert, Operations Director, and Matt Wimmer, Executive Director, both testified in support of the proposed rezone. No public testimony was offered.

The Hearing Examiner issued her Recommendation on June 27, 2019, recommending approval of the rezone application. No appeals were filed.

3. SITE CHARACTERISTICS

The Sambica Activity Center is a summer camp and retreat center comprised of multiple, separate parcels totaling 7.62 acres. The parcels at issue are currently zoned as Neighborhood Business District (NB), Multi-Family Residential (R-20), and Single-Family Residential (R-5) and are located in the Newcastle subarea.

The subject site is located on both the north and south side of W. Lake Sammamish Parkway S.E. The existing site contains 33 buildings/structures within wooded and open areas. The site is divided by W. Lake Sammamish Parkway S.E., which runs east/west through the center of the camp. A pedestrian bridge over W. Lake Sammamish Parkway S.E. connects the campus.

The proposed rezone from Neighborhood Business District (NB), Multi-Family Residential (R-20), and Single-Family Residential (R-5) to Camp and Conference Center (CCC) will create consistency with the Newcastle Subarea Plan of the Comprehensive Plan.

4. COMMENTS

As referenced in Section 2 above, no public testimony was received.

5. HEARING EXAMINER RECOMMENDATION

Based upon detailed Findings and Conclusions, the Hearing Examiner recommends that the application to rezone a 7.62-acre site, comprised of multiple parcels located at 4114 W. Lake Sammamish Parkway S.E. be **APPROVED**, with the understanding that approval of this rezone will not constitute an approval of any Land Use Entitlement review, or any other ancillary permits that may be required for design and construction of any proposed development or improvements on the rezone site.