

**CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. O2003-132**

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**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, MODIFYING THE SAMMAMISH MUNICIPAL CODE BY REPEALING PORTIONS OF: TITLE 19, SUBDIVISIONS; TITLE 20, ADMINISTRATIVE PROCEDURES, ENVIRONMENTAL POLICY; TITLE 21A, DEVELOPMENT CODE; AND TITLE 24, COMPREHENSIVE PLAN; AND BY AMENDING THE MUNICIPAL CODE TO ADOPT NEW DEVELOPMENT REGULATIONS IN ORDER TO IMPLEMENT THE SAMMAMISH COMPREHENSIVE PLAN**

WHEREAS, the City of Sammamish has adopted a Comprehensive Plan in accordance with the provisions of RCW 36.70A.040; and

WHEREAS, the City Council established a Planning Advisory Board (PAB) in July of 2000, comprised of 17 City residents to guide the comprehensive planning process; and

WHEREAS, the PAB established, at the request of the Council, a subcommittee to identify regulatory changes necessary to implement the Comprehensive Plan; and

WHEREAS, the PAB Development Regulations Subcommittee sponsored nine public meetings to review and develop proposed regulatory changes; and

WHEREAS, the City Council has conducted three public hearings, and provided an opportunity for citizens to comment at the outset of every City Council meeting, regarding proposed regulatory changes; and

WHEREAS, the City Council has held five study sessions to fully consider the recommendations of the Planning Advisory Board and the public comments received; and

WHEREAS, an environmental review was conducted in accordance with the provisions of the Washington State Environmental Policy Act, with a Draft Supplemental Environmental Impact Statement (SEIS) published on February 18<sup>th</sup> 2003 and a Final Supplemental Environmental Impact Statement (FSEIS) published on September 5, 2003; and

WHEREAS, the City distributed a copy of the proposed development regulations to state agencies for review and comment;

WHEREAS, the Council initiated a revision to the PAB recommended amendments to the Sammamish Municipal Code, providing for increased setbacks in the R-4 zone, and the proposed revision was discussed at the first session of the public hearing on November 4, 2003;

WHEREAS, the public hearing was continued to November 18, 2003 to allow public comment on the proposed setback revision;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Repeal of Chapters.** The following chapters of the Sammamish Municipal Code are hereby repealed: Chapter 16.15, Clearing and Grading; Chapter 19.05, (Subdivisions) General Provisions; Chapter 19.15 (Subdivision) Definitions; Chapter 19.20 (Subdivisions) General Principles of Acceptability; Chapter 19.40, Preliminary Plat; Chapter 19.45, Final Plat; Chapter 19.50, Binding Site Plan; Chapter 20.15, State Environmental Policy Act Procedures; Chapter 21A.15, Technical Terms and Land Use Definitions; Chapter 21A.20, Permitted Uses; Chapter 21A.25, Development Standards - Density and Dimensions; Chapter 21A.85, Property-Specific Development Standards - Special District Overlays; Chapter 21A.95, Commercial Site Development Permits; Chapter 24.15, Sammamish Comprehensive Plan.

**Section 2. Chapter 16.15.** A new Chapter 16.15 of the Sammamish Municipal Code, Clearing and Grading, is hereby adopted to read as set forth in Exhibit A, attached hereto and incorporated herein by reference as if set forth in full.

**Section 3. Chapter 19.05.** A new Chapter 19.05 of the Sammamish Municipal Code, (Subdivisions) General Provisions, is hereby adopted to read as set forth in Exhibit B, attached hereto and incorporated herein by reference as if set forth in full.

**Section 4. Chapter 19.15.** A new Chapter 19.15 of the Sammamish Municipal Code, (Subdivisions) Definitions, is hereby adopted to read as set forth in Exhibit C, attached hereto and incorporated herein by reference as if set forth in full.

**Section 5. Chapter 19.20.** A new Chapter 19.20 of the Sammamish Municipal Code, (Subdivisions) General Principles of Acceptability, is hereby adopted to read as set forth in Exhibit D, attached hereto and incorporated herein by reference as if set forth in full.

**Section 6. Chapter 19.40.** A new Chapter 19.40 of the Sammamish Municipal Code, Preliminary Plat, is hereby adopted to read as set forth in Exhibit E, attached hereto and incorporated herein by reference as if set forth in full.

**Section 7. Chapter 19.45.** A new Chapter 19.45 of the Sammamish Municipal Code, Final Plat, is hereby adopted to read as set forth in Exhibit F, attached hereto and incorporated herein by reference as if set forth in full.

**Section 8. Chapter 19.50.** A new Chapter 19.50 of the Sammamish Municipal Code, Binding Site Plan, is hereby adopted to read as set forth in Exhibit G, attached hereto and incorporated herein by reference as if set forth in full.

**Section 9. Chapter 20.15.** A new Chapter 20.15 of the Sammamish Municipal Code, State Environmental Policy Act Procedures, is hereby adopted to read as set forth in Exhibit H, attached hereto and incorporated herein by reference as if set forth in full.

**Section 10. Chapter 21A.15** A new Chapter 21A.15 of the Sammamish Municipal Code, Technical Terms and Land Use Definitions, is hereby adopted to read as set forth in Exhibit I, attached hereto and incorporated herein by reference as if set forth in full.

**Section 11. Chapter 21A.20.** A new Chapter 21A.20 of the Sammamish Municipal Code, Permitted Uses, is hereby adopted to read as set forth in Exhibit J, attached hereto and incorporated herein by reference as if set forth in full.

**Section 12. Chapter 21A.25.** A new Chapter 21A.25 of the Sammamish Municipal Code, Development Standards - Density and Dimensions, is hereby adopted to read as set forth in Exhibit K, attached hereto and incorporated herein by reference as if set forth in full.

**Section 13. Chapter 21A.85.** A new Chapter 21A.85 of the Sammamish Municipal Code, Property-Specific Development Standards - Special District Overlays, is hereby adopted to read as set forth in Exhibit L, attached hereto and incorporated herein by reference as if set forth in full.

**Section 14. Chapter 21A.95.** A new Chapter 21A.95 of the Sammamish Municipal Code, Commercial Site Development Permits, is hereby adopted to read as set forth in Exhibit M, attached hereto and incorporated herein by reference as if set forth in full.

**Section 15. Chapter 24.15.** A new Chapter 24.15 of the Sammamish Municipal Code, Sammamish Comprehensive Plan, is hereby adopted to read as set forth in Exhibit N, attached hereto and incorporated herein by reference as if set forth in full.

**Section 16. Official Zoning Map Adopted.** The City of Sammamish hereby adopts the “City of Sammamish Zoning Map”, dated November 2003, attached hereto as Exhibit O and by this reference fully incorporated herein as the official zoning map for the City.

**Section 17. Severability.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 18. Effective Date.** This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 2<sup>nd</sup> DAY OF DECEMBER 2003.**

CITY OF SAMMAMISH

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Mayor Kenneth J. Kilroy

ATTEST/AUTHENTICATED:

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Melonie Anderson, City Clerk

Approved as to form:

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Bruce L. Disend, City Attorney

Filed with the City Clerk:	October 27, 2003
First Reading:	November 4, 2003
Public Hearing:	November 4 & 18, 2003
Second Reading:	November 18, 2003
Third Reading:	December 2, 2003
Passed by the City Council:	December 2, 2003
Date of Publication:	December 6, 2003
Effective Date:	December 11, 2003