

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2010 - 293

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, ADOPTING THE TOWN CENTER
DEVELOPMENT REGULATIONS AS TITLE 21B OF THE
SAMMAMISH MUNICIPAL CODE; ADOPTING ZONING MAP
AMENDMENTS FOR THE TOWN CENTER SUBAREA;
AMENDING PROVISIONS OF TITLE 20; AND ADOPTING THE
TOWN CENTER INFRASTRUCTURE PLAN**

WHEREAS, the City Council adopted the Sammamish Comprehensive Plan on September 16, 2003, consistent with the state Growth Management Act and applicable Countywide Planning Policies; and

WHEREAS, the City Council adopted the Sammamish Municipal Code on October 7, 2003, and subsequent revisions have been made since that time; and

WHEREAS, the City Council adopted the Town Center Subarea Plan on June 9, 2008, as an amendment to and element of the Sammamish Comprehensive Plan; and

WHEREAS, the Town Center Subarea Plan established the policy basis for the development of the Town Center Development Regulations, Zoning Map amendments, and the Town Center Infrastructure Plan; and

WHEREAS, the Town Center Development Regulations will authorize development consistent with the policy direction of the adopted Town Center Plan and specific regulatory provisions; and

WHEREAS, the amendments to Title 20 will provide procedural direction for implementation of the Town Center Development Regulations;

WHEREAS, the Zoning Map amendments will designate zoning for properties within the Town Center Subarea to implement the Town Center Plan and the Town Center Development Regulations; and

WHEREAS, the Town Center Infrastructure Plan will assist in guiding infrastructure development within the Town Center Subarea Plan; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance for the proposed Town Center Regulations, Zoning Map amendments, and Town Center Infrastructure Plan was issued on May 12, 2010; and

WHEREAS, in accordance with RCW 36.70A, a request for expedited review was received by the State of Washington Department of Commerce on March 10, 2010 and was granted expedited review on March 25, 2010; and

WHEREAS, the public process for the proposed amendments has provided for extensive public participation opportunities at public meetings and hearings before the Planning Commission and City Council between June of 2008 and June of 2010; and

WHEREAS, the Planning Commission held public meetings and public hearings in 2008 and 2009 and forwarded recommended Town Center Development Regulations, Zoning Map, and Town Center Infrastructure Plan to the City Council on January 12, 2010; and

WHEREAS, the City Council received and considered public comment at six City Council public hearings between June and September 7, 2010;

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

Section 1. Adoption of the Town Center Development Regulations. The Town Center Regulations, as set forth in Attachment “A” to this Ordinance, are hereby adopted.

Section 2. Adoption of the Zoning Map Amendments. The Zoning Map amendments, as set forth in Attachment “B” to this Ordinance, are hereby adopted.

Section 3. Adoption of the Town Center Infrastructure Plan. The Town Center Infrastructure plan, as set forth in Attachment “C” to this Ordinance, is hereby adopted.

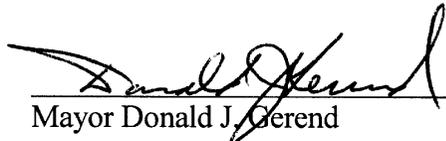
Section 4. Codification of the Town Center Regulations. The City Council authorizes the Community Development Director and City Clerk to codify the regulatory provisions of the Town Center Regulations into the Sammamish Municipal Code for ease of use and reference. In codifying the regulatory provisions, the City Council authorizes the Community Development Director to make non-substantive changes to the regulatory provisions to comply with the intent of the City Council.

Section 5. 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 6. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force January 3, 2011.

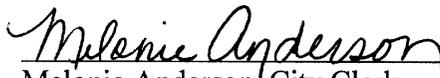
ADOPTED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE 26TH DAY OF OCTOBER, 2010.

CITY OF SAMMAMISH



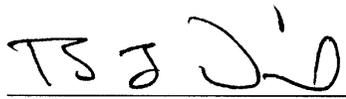
Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:



Melonie Anderson, City Clerk

Approved as to form:



Bruce L. Disend, City Attorney

Filed with the City Clerk:	May 27, 2010
Public Hearing:	June 1, 2010
First Reading:	June 1, 2010
Public Hearing:	June 15, 2010
Second Reading:	June 15, 2010
Public Hearing:	July 6, 2010
Third Reading:	July 6, 2010
Public Hearing:	July 13, 2010
Fourth Reading:	July 13, 2010
Fifth Reading:	July 27, 2010
Public Hearing:	July 27, 2010
Sixth Reading:	September 7, 2010
Public Hearing:	September 7, 2010
Seventh Reading:	September 21, 2010
Public Hearing:	September 21, 2010
Eight Reading:	October 19, 2010
Passed by the City Council:	October 26, 2010
Date of Publication:	December 20, 2010
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