



## Unified Zone Development Plan Sammamish Town Center

The Unified Zone Development Plan (UZDP) approval, a Type 2 land use decision, is intended to ensure that development in the Town Center, and in particular in the Town Center-A zones, proceeds in an orderly fashion with coordinated infrastructure and open space, appropriate intensities of uses, and mutually compatible development in accordance with the adopted Sammamish Town Center Plan. Upon City approval of a UZDP, a property owner or group of property owners may proceed with obtaining the required permits for individual parcel development.

The City will use the following principles and criteria in the review of UZDPs for applicable Town Center-A zones (further described in Sammamish Municipal Code section 21B.95.060), below. The principles address the following fundamental site planning objectives from the Town Center Plan:

1. Pedestrian Circulation
2. Vehicle Circulation
3. Parking and Access
4. Open Space
5. Natural Systems and Environmental Quality
6. Building Scale and Compatibility
7. Affordable Housing
8. Incorporation of Efficient Infrastructure Design

The City will issue approval of the UZDP based upon the following criteria:

- A. The applicable procedural and technical requirements of this Title 21B and Title 21A of the Sammamish Municipal Code;
- B. Adherence to Unified Zone Development Planning Principles noted above;
- C. The City's roadway standards: infrastructure plans (including the adopted Town Center Infrastructure Plan for the TC A-1 zone), storm water management plans, the City's parks, open space and trails plans and other public plans and requirements; and
- D. The goals and policies of Town Center Plan.

## Applicant Information

Name: \_\_\_\_\_ Owner Name (if different): \_\_\_\_\_  
E-mail: \_\_\_\_\_ Company (if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## Property Information

Property Address: \_\_\_\_\_ Parcel Number(s): \_\_\_\_\_  
Current Zoning: \_\_\_\_\_ Development Name: \_\_\_\_\_

## Required Documents

### Submittal Instructions

- If applying in person, applicants must [schedule an intake appointment](#).
- If applying in person, one paper copy of each document is required, including a signed version of this cover sheet, unless otherwise stated.
- A PDF version of all documents is required at time of submittal, either on a USB drive or CD. File names must contain the document type as listed on this form, the name of the applicant, and the submittal date. For example: *Project\_Narrative\_Smith\_01-18-2018*.

### Submittal Documents

- [Acceptance of Financial Responsibility / Affidavit of Applicant Status](#)
- Criterion Compliance Document
- Critical Area Affidavit
- Critical Area Study (if applicable)
- [Eastside Fire & Rescue Review Sheet](#)
- Geotechnical Report
- [Historic Resources Affidavit](#)
- Legal Description
- Mailing List ([Template](#)) and [Map](#)
  - a. Mailing list and map to include all property owners within 1,000 feet of the subject site (2,000 feet for properties within EHNSWB overlay).
- Plan Set
- Pre-Application Conference Notes
- Preliminary Technical Information Report (3 copies)
- Project Narrative
- Public Works Standards Deviation (if requested)
- [SEPA Environmental Checklist](#) (if applicable)
- Signed Application Form
- [Stormwater Facility Information Form](#)
- Stormwater Pollution Prevention Control Plan
- Title Report (<30 days old)
- [Traffic Concurrency Certificate](#)
- Traffic Impact Analysis Report (Required for any development proposal that generates 10 or more new vehicle trips during the AM or PM peak hour; may also be required for unique projects that may not generate 10 AM or PM peak hour trips. Refer to the Public Works Standards for requirements.)
- Water & Sewer Certificates or Septic System Approval

## Fees

Type 2 Land Use Application Counter Service Intake Fee	\$264
Preliminary Review Deposit	\$10,560
Legal Notice Posting	\$315
Legal Notice Publication/Mailing	\$569
SEPA Determination	\$660
Critical Areas Review (if required)	\$924
Fire Review	\$198

The listed fees are initial deposit amounts based on hourly rate. If the initial deposits have been exhausted before the project is completed an additional deposit will be required in the amount estimate by the Community Development Department round to the nearest 10-hour increment.

## Signatures

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will terminate this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with Chapter 20.05 SMC.

Applicant, Representative, and/or Owner Signature:

Date:

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Date: