

PREAPPLICATION CONFERENCE REQUEST FORM

ABOUT PREAPPLICATION CONFERENCES

Preapplication Conferences should be requested during the more advanced stages of the planning process and must be done before an application can be submitted.

The conference allows the applicant to discuss the proposed project with City, Eastside Fire & Rescue, and local water & sewer district staff. Staff will provide comments designed to assist applicants in finalizing their development plans and preparing to submit their complete application.

Certain types of applications have their own Preapplication Conference Request Forms and may charge different fees. This includes the Unified Zone Development Plan Preapplication Conference and the [Site-Specific Land Use Map Amendment Docket Request Preapplication Conference](#).

WHEN PREAPPLICATION CONFERENCES ARE REQUIRED

Preapplication Conferences are required for all Type 2, 3, and 4 land use decisions. Additionally, [Sammamish Municipal Code 20.05.030](#) outlines which types of Type 1 land use decisions are required to have Preapplication Conferences.

The City may decide to waive the Preapplication Conference requirement for some projects. Additionally, applicants may request to have the Preapplication Conference waived.

APPLICANT RESPONSIBILITIES

Information provided by City staff as part of a Preapplication Conference does not guarantee project approval. Applicants are responsible for completing all property and project-related research, preliminary design, providing all required supporting documentation, and submitting a complete application. The City strongly suggests applicants obtain the services of a qualified consultant to assist in resolving design issues.

FEES

Applicants are responsible for providing an initial deposit (as well as additional deposits as needed) to cover all application review costs.

The fee applicable to this request is a Preapplication Conference Fee (Type 1-4). [See current fee schedule.](#)

Requests must be received at least 10 business days before the desired conference date and are scheduled based on availability.

Code Reference

Preapplication Conference
[SMC 20.05.030](#)

Resources

[King County iMap](#)
[Sammamish Property Tool](#)

Questions?

[Submit Project Guidance](#)
[Visit the Permit Center](#)

City of Sammamish
801 228th Ave SE
Sammamish, WA 98075
www.sammamish.us

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APPLICANT INFORMATION

Name: _____ Phone: _____
E-Mail: _____ Preferred Contact Method: Phone Email

PROPERTY INFORMATION

Owner Name: _____ Owner Phone: _____
Parcel Number(s): _____ Current Zoning: _____
Site Description: _____

Critical Areas on or Near Property: Yes No

If yes, describe: _____

Proposed application(s): _____
(e.g. Subdivision, Short Plat, Single Family Residence)

Does this property cross or is adjacent to the King County Trail? Yes No

Which school district boundary is the development proposal located within?

Lake Washington School District Issaquah School District Snoqualmie Valley School District

Which schools will students from this development attend? School attendance boundary maps can be found on the relevant district's website or by contacting the district directly.

Elementary: _____ Middle: _____ High: _____

PREAPPLICATION CONFERENCE INFORMATION

Please identify the topics you would like to discuss during your Preapplication Conference.

- Building Requirements: Demolition
- Clear & Grade: Exceptions, restrictions
- Drainage: Drainage plans and reports
- Eastside Fire & Rescue: Access/fire sprinklers
- Environmental: Steep slope, erosion, erosion/wetland overlays, conservation areas, aquifer recharge areas, wildlife, wetland, stream
- Shoreline: Setback, Ordinary High Water Mark, permitted uses, variances, exceptions, docks
- Transportation: Concurrency, access, improvements, variation, traffic reports
- Water & Sewer
- Zoning: Setbacks, density, design standards, landscaping and/or parking

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Other: _____
(Please Specify)

Applicant Attendees:

- Property Owner Developer Engineer Architect
 Realtor Attorney Surveyor Other: _____
(Please Specify)

PREAPPLICATION SUBMITTAL CHECKLIST

A PDF of each document is required at time of submittal. Please label files as numbered and listed below:
(For example: *02 Project Narrative*)

- 01. Completed Request Form
- 02. Project Narrative
 - Include brief overview of your project & summarize what you'd like to discuss at the conference
 - Describe how your project meets the development code
- 03. Project Guidance Notes
 - These are the notes provided to you by staff during project guidance
- 04. List of Questions
 - Provide a list of questions for discussion at the Preapplication Conference
- 05. Density Calculations (if applicable)
- 06. Site Plan (maximum size of 11" x 17" – [see example](#))
Identify the below elements on a proposed site plan:
 - Proposed name of project, parcel number, and area of the site (acres or square feet)
 - Location of existing public and private utilities, easements, and 100-year floodplain
 - Environmentally sensitive areas, as defined by [Chapter 21A.50 SMC](#)
 - Location of on-site wetlands, upland wooded and riparian areas, rock out-croppings, and streams (if known)
 - Configuration and dimensions of all existing and proposed lots and tracts, including proposed park, open space, and or drainage tracts or easements
 - Location and dimensions of existing and proposed buildings, structures
 - Internal circulation system, name and location of existing and proposed roadways and roadway easements (private and public)
 - Location of existing and proposed on-site driveways and off-street parking
 - Location of existing off-site driveways across the street
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities
 - Location and width of existing and proposed easement for access, drainage, etc.
 - Location of existing and proposed trees and other landscaping to be planted at the site

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ONLINE SUBMITTAL INSTRUCTIONS

- 1 Create an account on MyBuildingPermit.com.
- 2 Select "Apply For Permit" and then select "Sammamish" as the jurisdiction.
- 3 Select the following:

<u>Application Type</u>	<u>Project Type</u>	<u>Activity Type</u>	<u>Scope of Work</u>
Land Use	Any Project Type	Preapplication Services	Preapplication Meeting
- 4 Complete & save this form before uploading it in the "File Upload" section along with the required submittal documents.