

**CITY OF SAMMAMISH**  
**WASHINGTON**  
**ORDINANCE No. O2026-594**

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**AN ORDINANCE OF THE CITY OF SAMMAMISH,  
WASHINGTON, AMENDING TITLE 21 OF THE SAMMAMISH  
MUNICIPAL CODE; PROVIDING FOR SEVERABILITY; AND  
ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Sammamish City Council adopted the 2024 Comprehensive Plan on December 3, 2024, and adopted amendments to Title 21 of the Sammamish Municipal Code (SMC) to implement the 2024 Comprehensive Plan on December 10, 2024; and

**WHEREAS**, at the point of adoption, staff identified that there would likely be ‘housekeeping clean-up’ edits needed as part of implementing the new regulations to ensure there is not a misalignment between the outcomes produced by implementing the development regulations and the intended outcomes of the 2024 Comprehensive Plan; and

**WHEREAS**, to plan for these possible clean-up edits, staff presented the City Council with a docket proposal to amend the 2024 Comprehensive Plan and/or the development regulations, as needed, which was reviewed and recommended by the Planning Commission on October 17, 2024, and approved by the City Council on December 3, 2024, through the 2025 Docket under Resolution No. R2024-1079; and

**WHEREAS**, since the point of adoption of the updated development regulations, staff have identified several instances in Title 21 of the Sammamish Municipal Code that need correcting; and

**WHEREAS**, staff brought forward a first round of “Housekeeping Amendments” relating to Title 21 of the Sammamish Municipal Code to the Sammamish Planning Commission that were reviewed and recommended to the City Council on March 3, 2025, and April 17, 2025, and adopted by Ordinance No. O2025-583 by the Sammamish City Council on June 3, 2025; and

**WHEREAS**, staff brought forward a second round of “Housekeeping Amendments” relating to Title 21 of the Sammamish Municipal Code to correct minor errors, clarify intent, and remove redundant or outdated language to the Sammamish Planning Commission that were reviewed at workshops on October 2, 2025, and October 16, 2025; and

**WHEREAS**, on December 4, 2025, the Sammamish Planning Commission conducted a public hearing and recommended to the City Council the second round of amendments to Title 21 of the Sammamish Municipal Code to clarify intent, align with state law requirements, and improve outcomes of code implementation; and

**WHEREAS**, on December 5, 2025, the City submitted the proposed amendments to the Washington State Department of Commerce for 60-Day review; and

**WHEREAS**, on January 6, 2026, the Sammamish City Council conducted a workshop to consider the second round of “Housekeeping Amendments” relating to Title 21 of the Sammamish Municipal Code; and

**WHEREAS**, on January 20, 2026, the City of Sammamish issued a SEPA Determination of Non-Significance, which included a 14-day comment period that ended on February 3, 2026; and

**WHEREAS**, on February 3, 2026, the Sammamish City Council conducted a public hearing to consider adoption of the amendments to Title 21 of the Sammamish Municipal Code; and

**WHEREAS**, after considering City Staff and Planning Commission recommendations and public testimony received in the public hearing, the City Council desires to adopt the final version of the Housekeeping Amendments by the passage of this ordinance.

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

**Section 1. Findings.** The Sammamish City Council hereby adopts the foregoing recitals as findings in support of the adoption of this Ordinance.

**Section 2. Amendments.** Title 21 of the Sammamish Municipal Code is hereby amended as set forth in Attachment A, which is attached and incorporated herein by this reference.

**Section 3. Corrections.** The City Clerk, as codifier of the ordinance, is authorized to make necessary corrections to this ordinance, including, but not limited to, the correction of scrivener and clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

**Section 4. Transmittal to Commerce Department.** Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

**Section 5. Interpretation.** The City Council authorizes the Community Development Director to administratively interpret these provisions as necessary to implement the intent of the Council.

**Section 6. 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 7. 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 3<sup>rd</sup> DAY OF FEBRUARY, 2026.**


CITY OF SAMMAMISH

  
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Josh Amato, Mayor

Attest:

  
\_\_\_\_\_  
Amber Anderson, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Kari Sand, City Attorney  
Ogden Murphy Wallace, P.L.L.C.

Public Hearing:	February 3, 2026
Ordinance Reading:	February 3, 2026
Passed by the City Council:	February 3, 2026
Date of Publication:	February 9, 2026
Effective Date:	February 14, 2026

## 21.02.060 Land Division

### E. Final Plat and Final Short Plat Maps for Preliminarily Approved Subdivisions and Short Subdivisions.

#### 5. Final plat and final short plat map review procedures.

- c. ~~Plat certificates or owner's duplicate certificates for land registered pursuant to Chapter 65.12 RCW shall be provided to the Department prior to recording. Supplemental plat certificates shall be provided to the Department if the final plat or final short plat is not recorded within 30 days of the original certificate or supplemental certificate date.~~ Reserved.

## 21.04.030 District Standards—Density and Dimensions

### C. Site Planning Standards—Residential Zones.

STANDARDS	R-1	R-4	R-6	R-8	R-12	R-18
<del>Building Footprint</del> <u>Maximum Floor Area For Upper Level Floors (11) (12)</u>	3,000 square feet (maximum per building)					

(11) This limitation shall not apply to buildings supporting school and civic uses.

(12) A one-time, cumulative 300-square foot expansion is allowed per building for any upper level floor.

## 21.04.040 Technical Terms and Land Use Definitions

### B. Definitions

Accessory dwelling unit. An attached, detached, or stacked dwelling unit located on the same lot as a single-family or multifamily dwelling unit. An accessory dwelling unit is independent from the primary dwelling unit, designed with separate living space and entrance.

Cottage Housing. Detached dwelling units that are clustered on a lot with a minimum of 20% of the lot dedicated as common open space. A cottage home shall not exceed 1,500 square feet unless additional limitations apply. Cottage home size does not include uninhabited space, such as a garage.

Floor. The area of a building, including the exterior walls. The ground floor of a building is the portion that gains direct access from finished grade. An upper story or upper level floor is any floor more than five feet above the finished floor of the main entry of the house. Floor does not include overhangs and decks/balconies that are uncovered.

Lot, unit. A subdivided lot, ~~that allows up to one dwelling unit,~~ created from a parent lot and approved through the unit lot subdivision process.

## **21.09.010 Procedures for Land Use Permit Applications, Public Notice, Hearings and Appeals**

### **B. Classifications of Land use Decision Processes**

4. Land use permits that are categorically exempt from review under the State Environmental Policy Act (SEPA) will not require a threshold determination (determination of nonsignificance (DNS) or determination of significance (DS)). For all other projects, the SEPA review procedures codified in SMC 21.09.030 are supplemental to the procedures set forth in this chapter.

<b>Land Use Decision Type</b>		
<b>Type</b>	<b>Process</b>	<b>Project type</b>
Type 1	Decision by Director, no administrative appeal	(no changes)
Type 2	Decision by Director appealable to Hearing Examiner, no further administrative appeal	<ul style="list-style-type: none"><li>• Short plat</li><li>• Zoning variance</li><li>• Conditional use permit</li><li>• Procedural and substantive SEPA decision</li><li>• Commercial site development permit</li><li>• Reasonable use exceptions</li><li>• Binding site plan</li><li>• Unified zone development plan</li><li>• <u>Shoreline substantial development permit (appealable to Shorelines Hearings Board)</u></li></ul>
Type 3	Recommendation by Director, hearing and decision by Hearing Examiner appealable to superior court	(no changes)
Type 4	Recommendation by Director, hearing and decision by Hearing Examiner appealable to the State Shoreline Hearings Board	<ul style="list-style-type: none"><li>• Shoreline variance</li><li>• <del>Shoreline substantial development permit</del></li><li>• Shoreline conditional use permit</li></ul>

### **F. Application Requirements and Permit Fees.**

1.

- f. ~~Proof that the lot or lots are recognized as separate lots pursuant to the provisions of SMC 21.02.060.B;~~ Reserved.

## **21.09.050 Commercial Site Development Permits**

~~C. *Public comments.* All public comments shall be in writing and signed, shall reference the proposed commercial site development permit application, and shall include the full name, address and telephone number of the person commenting. All comments shall be received within the designated comment period. The designated comment period shall commence on the day following publication or posting of the application notice and shall terminate at 4:30 p.m. on the fifteenth day thereafter. If the department determines that application notice shall be published as well as posted, the department shall make every attempt to have the comment periods run concurrently. If, however, more than one method of notification is used, the termination date shall be calculated from the last notification date. If the fifteenth day is a nonwork day for the City, the designated comment period shall cease at 4:30 p.m. on the next City work day immediately following the fifteenth day.~~ Reserved.

#### **21.09.070 Review Procedures—Notice Requirements**

I. *Director review—Decision and interpretation final unless appealed.*

7. For the purpose of this section, “establishment” shall occur upon the submittal ~~issuance~~ of ~~all local~~ a complete permit application for on-site improvements needed to begin the authorized use or activity; provided, that the conditions or improvements required by such permits are completed within the time frames of said permits.

#### **21.09.100 Decision Criteria**

G. *Quasi-Judicial Rezoning.*

1. *Applicability.* The City’s future land use map (FLUM) includes a variety of land use designations, each of which allow one or more implementing zoning districts. A property owner, or their representative, may request rezoning to a higher intensity zone within the zoning hierarchy that is allowed in the current Future Land Use category for their property – subject to the criteria below. This specific type of rezoning is a Type 3 action by the Hearing Examiner and is considered a quasi-judicial rezoning. Any proposed rezoning that does not meet the criteria for a quasi-judicial rezoning in accordance with this section is considered an area-wide rezoning. Areawide rezones are subject to the docket request process ~~requirements~~ specified in SMC 24A.10.010(3), are considered legislative actions, and shall follow the process of SMC 24A.05.020.
2. *Criteria.* A quasi-judicial rezoning pursuant to this section may only be approved if the following criteria are demonstrated:
  - a. The requested rezone is the next highest intensity zone in the zoning hierarchy that is allowed in the current Future Land Use category for the subject property.
  - b. The subject property abuts a parcel in a higher intensity zone in the zoning hierarchy as allowed in the current future land use designation or equivalent for an adjoining

jurisdiction, for their property. As used herein, the term “abuts” includes properties separated by rights-of-way, private streets, or access tracts.

- ~~3.~~ c. The subject property is not encumbered by a wetland, stream, landslide hazard areas, or their associated buffers as established in SMC 21.03.020, by more than 50 percent and has a buildable area equal to the standard minimum lot size in the zone which is requested as provided in the table below.

<b>Zoning District</b>	<b>Standard Lot Size</b>
R-1	43,560
R-4	10,890
R-6	7,260
R-8	5,445

4. d. The subject parcel has sufficient water and sewer capacity available for development allowed under the proposed zoning district as demonstrated by service levels specified in water and sewer plans.