



## 2026 DOCKET REQUEST – Town Center Plan Text Amendments

### *Comprehensive Plan and Development Regulation Text Amendment*

#### **Applicant**

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City of Sammamish

#### **Description of Proposed Amendments**

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##### **Background –**

The Sammamish Town Center Plan, adopted in 2008, created a vision of a centralized gathering place that would offer a variety of housing types and local services and amenities. While the Plan depicts a compelling vision, it does not adequately meet the challenges facing the City today. Over the last several years, the pressures of the state and regional housing crisis have been felt in Sammamish. Home prices are at an all-time high, and the City lacks diverse and affordable housing options. Additionally, the community is eager for more local retail, services, and amenities.

In 2023, the City Council directed staff to begin the Town Center Plan and Code Amendment Project to analyze what barriers may exist to providing more diverse and affordable housing in the Town Center and provide options for developing more local services and amenities. In early 2024, the City started the Town Center Plan & Code Amendment project, which is work is responsive to goals and policies established by the City's adopted 2024 Comprehensive Plan and aligns with regional and state planning requirements. The work also follows the Town Center Plan's recommendation of revisiting the plan and development cap when approximately one-third of the planned residential development is reached, which is where things are today.

The Town Center Plan's updates are expected to be adopted in December 2025, and the implementing development regulations' updates will start in the first quarter of 2026.

##### **Overview of Issue –**

The project team, the Planning Commission, and the City Council have worked extensively throughout the duration of the project to analyze, draft, review, and revise the plan to ensure it complements and aligns with the City's 2024 Comprehensive Plan, while also aligning with new state laws and regional policies, and addressing community priorities and concerns. However, there may be changes or adjustments needed in the near future based on unforeseen negative impacts, changes to state laws, or changes in case law.

##### **Impact of Proposed Changes on Society and/or the Environment –**

Since the proposed text amendments are unknown, anticipating proposed impacts is challenging. The City will address the potential impacts to society and the environment during the legislative review process, which includes SEPA.

### **Location of Correction(s) –**

The specific changes are unknown at this time, but this docket request will allow the City to take any required changes to the Town Center Plan through the legislative review process in 2026, with a combined approval at the end of the year to evaluate the cumulative impacts in alignment with RCW 36.70a.

### **Alignment with Decision Criteria in SMC 24A.10.30 –**

The City will address the alignment below more specifically as part of the legislative review process for proposed amendments. The responses below are for the broader docket request.

- (1) Consistency with statewide, regional, and local laws and policies**—While the specific proposed amendments are unknown, they should all align with statewide, regional, and local laws and policies as detailed in SMC 24A.10.030. Proposed changes are anticipated to help the City better align or respond to changes made in state, county, and local laws and policies and changing local conditions.
- (2) Addresses changing circumstances, changing community values, or corrects information** – The City anticipates that almost all of the amendments would be a result of changing circumstances, changing community values, or corrections of information.
- (3) In the greater public interest and represents an action that best serves the entire community, taking into account the fiscal impact** - While the proposed amendments are currently unknown, the City strives to ensure that the City’s Town Center Plan serves the entire community and is in the greater public interest. Additionally, staff will evaluate any fiscal impacts of the proposed changes and integrate them into the review materials.