



2025 DOCKET REQUEST

Comprehensive Plan and Development Regulation Text Amendment

Applicant

City of Sammamish

Description of Proposed Amendments

Issue- In 2024, the Comprehensive Plan and the City's development regulations were updated largely in response to changes in state law, the Puget Sound Regional Council's VISION 2050, and new King County Countywide Planning Policies.

The project teams, the Planning Commission, and the City Council have worked extensively over the past year to draft, review, and revise the draft codes in an effort to ensure they are responsive to the new requirements, effective, and the best fit for the City's vision.

However, because many of these policies and laws are new, there is limited guidance and case law related to the implementation of these new rules. There may be changes or adjustments needed in 2025 based on unforeseen negative impacts, additional changes to state laws, or changes in case law.

Additionally, the first Transportation Master Plan (TMP) is currently being developed and will be adopted in December 2024. City staff is proposing amendments to the TMP to reflect ongoing and future planned work items that will not be complete at the time of consideration and adoption of the first TMP.

These amendments include incorporating information from the Bike & Pedestrian Plan that Public Works will start in Fall 2024 and is expected to be completed in Summer 2025. The information to be incorporated from the Bike & Pedestrian Plan may include but is not limited to updates to the constrained and/or unconstrained project lists, multimodal level of service strategies and potential refinement, and reference to the Bike & Pedestrian Plan. Other updates may be deemed necessary depending on the completion of various ongoing work efforts within the City.

Updates to the TMP may also be needed due to the Town Center Plan & Code Amendment project, which is anticipated to conclude in spring 2025. Transportation-related information based on the studied information and preferred alternative selected from the SEIS is expected to need to be incorporated into the TMP.

This docket request will allow the City to take any required changes through the legislative review process in 2025, with a combined approval at the end of the year to evaluate the cumulative impacts in alignment with RCW 36.70a.

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.

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 Comprehensive Plan and development regulations serve the entire community and are in the greater public interest. Staff will refer back to the Comprehensive Plan’s vision framework when drafting amendments and bringing amendments for legislative review to help ground them in what the community values. Additionally, staff will evaluate any fiscal impacts of the proposed changes and integrate them into the review materials.