

**CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2008 -229**

**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, AMENDING
THE CITY ZONING MAP TO DESIGNATE CONTINGENT PAA ZONING**

WHEREAS, the City Council adopted the Sammamish Municipal Code on October 7, 2003; and

WHEREAS, the Sammamish Municipal Code authorizes amendments or revisions associated with a city comprehensive plan amendment; and

WHEREAS, City Comprehensive Plan Land Use Policy 16.10 states that the City should ensure that newly annexed lands are zoned in accordance with the Sammamish Comprehensive Plan Land Use Map and policies; and

WHEREAS, the City completed a feasibility study entitled the “Annexation Strategy Study” as of November 2007 which included specific recommendations for amendments to the City’s Comprehensive Plan and zoning map; and

WHEREAS, the City has adopted comprehensive plan land use designations for all the areas studied; and

WHEREAS, the zoning that has been proposed would implement and support the goals of the City’s Comprehensive Plan, and the City Council has found the zoning to be compatible with adjacent, existing and permitted land uses and the surrounding development pattern; and

WHEREAS, a revised zoning map has been developed to implement the Comprehensive Plan revisions; and

WHEREAS, in the event that the City Council adopts the revised zoning map and subsequently approves an annexation request, appropriate zoning will be in place; and

WHEREAS, in accordance with WAC 365-195-620, a notice of intent to adopt the proposed Comprehensive Plan amendments was sent to the State of Washington Department of Community, Trade and Economic Development on April 1, 2008 to allow for a 60 day review and comment period; and

WHEREAS, an environmental review of the proposed Comprehensive Plan amendments was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a SEPA threshold determination of non-significance and notice of adoption was issued on February 7, 2008 and sent to state agencies and interested parties; and

WHEREAS, the public process for the proposed amendments has provided for early and continuous public participation opportunities including affected property owners from the following areas and on the following dates: Aldarra Estates, Montaine at Aldarra and Ravenhill, July 19, 2007; Camden Park, Camden Park Estates, The Trails at Camden Park and Devereaux, August 1, 2007; Duthie Hill Road Study Area, August 6, 2007; 244th North and 244th South PAA, September 10, 2007; and presentations to the Sammamish Planning Commission on July 19, September 20 and November 1, 2007; and

WHEREAS, the Planning Commission considered the proposed amendments at Planning Commission public hearings conducted on February 21, 2008 and March 6, 2008 and

WHEREAS, the Planning Commission considered the public comment received and other information presented at the public hearings and voted to recommend adoption of the proposed amendments to the City Council; and

WHEREAS, the City Council has considered the Planning Commission's recommended amendments; and

WHEREAS, the City Council desires to designate zoning for all the potential annexation areas within the City's Urban Growth Boundary, as amended; and

WHEREAS, the proposed zoning changes, if adopted, shall be contingent upon and take effect upon annexation to the City; and

WHEREAS, the City Council has considered the goals of GMA as set forth in RCW 36.70A.020 and determined that the proposed amendments attached to this ordinance reflect the appropriate balancing of the public interests served by the planning goals of the GMA; and

WHEREAS, the King County Council and the Growth Management Planning Council must also consider amendments to the Urban Growth Boundary and such consideration is currently occurring; and

WHEREAS, the City Council desires to take early action to allow full consideration of the City's amendments in the King County and Growth Management Planning Council processes; and

WHEREAS, the effective date of these amendments will be coincident with the adoption of the Town Center sub-area plan in order to be consistent with the requirements of RCW 36.70.A.130 for consideration of cumulative impacts related to comprehensive plan amendments; and

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

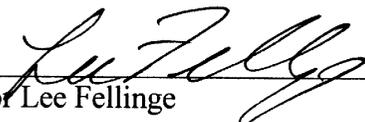
Section 1. Amendments to the Zoning Map. The zoning map amendments set forth in Attachment "A" (map) to this ordinance are hereby adopted. The map amendments shall be contingent upon and take effect upon annexation of the property affected by the amendments to the City.

Section 2. 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 3. 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 passage and publication, but no sooner than the effective date of the ordinance adopting the Sammamish Town Center Plan.

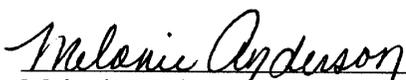
ADOPTED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE 21st DAY OF APRIL 2008.

CITY OF SAMMAMISH



Mayor Lee Felling

ATTEST/AUTHENTICATED:



Melonie Anderson, City Clerk

Approved as to form:



Bruce L. Disend, City Attorney

Filed with the City Clerk: April 10, 2008
Public Hearing: April 15, 2008
First Reading: April 15, 2008
Public Hearing: April 21, 2008
Passed by the City Council: April 21, 2008
Date of Publication: April 25, 2008
Date of Re-publication: June 12, 2008
Effective Date: June 17, 2008

ATTACHMENT "A"

Rosemont at Timberline, R-4-P to R-4

Outlook, R-4 to R-4

Trails at Camden Park, R-4-P to R-4

244th Avenue, R-1-P to R-1

244th Avenue, R-4 to R-4

Camden Park Estates, RA-5 to R-1
(Dependent on KC Comprehensive Plan Amendment)

Mystic Lake, RA10 to R-4
(Dependent on KC Comprehensive Plan Amendment)

29.9 Acres of Soaring Eagle Park, RA-5-SO to R-1
(Dependent on KC Comprehensive Plan Amendment)

Ravenhill Subdivision, R-4-P to R-4

Aldarra Farms and Montaine, R-1-P to R-1

Duthie Hill, RA-5 to R-1
(Dependent on KC Comprehensive Plan Amendment)

Legend 2008 Zoning Map Amendment

-  Urban Growth Area Boundary
-  City
-  Proposed Land Use Designations

