CITY OF SAMMAMISH
WASHINGTON

ORDINANCE NO. O2008 - 232

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, AMENDING THE CITY OF SAMMAMISH, COMPREHENSIVE PLAN LAND USE ELEMENT FIGURE III-2 FOR THE ADOPTION THE CITY'S TOWN CENTER PLAN

WHEREAS, the City Council adopted the City's Comprehensive Plan on September 16, 2003; and

WHEREAS, the Growth Management Act, RCW Chapter 36.70A, authorizes amendments or revisions of a comprehensive plan to be made annually; and

WHEREAS, the City is required to plan under the Growth Management Act, (GMA) goals (RCW 36.70A.020) to guide the development of the Comprehensive Plan and the adoption of development regulations; and

WHEREAS, the Comprehensive Plan, LUP 2.2 states that the City shall initiate a sub-area planning process for properties in the vicinity of 228th Avenue that may be affected by the Sammamish Commons; and this sub-area plan may include zoning changes or other recommendations to promote more compatible land uses and to minimize potential adverse impacts on adjoining properties; and

WHEREAS, the City completed the sub-area plan, known as the Town Center Plan as of June, 2008 which included recommendations for including land use designations; and

WHEREAS, to implement the Town Center Plan, the City Council desires to adopt it as part of the Comprehensive Plan, along with appropriate zoning and development regulations to implement the Town Center Plan; and

WHEREAS, in accordance with WAC 365-195-620, a notice of intent to adopt the proposed Town Center Plan 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 Town Center Plan has been conducted in accordance with the requirements of the State Environmental Policy Act (SEPA) consisting of a SEPA determination of significance which was issued on March 17, 2006, followed by an draft environmental impact statement issued on January 31, 2007, and a final environmental impact statement issued on October 2, 2007, and which were sent to state agencies and interested parties; and

WHEREAS, consistent with SMC 24.25.160, the public process for the proposed amendments has provided for early and continuous public participation opportunities; and

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WHEREAS, the Planning Commission has considered the proposed amendments at Planning Commission public hearings on January 3, 2008 and January 10, 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 recommendations; and

WHEREAS, the City Council desires to designate all areas within the Town Center planning area with land uses in accordance with the Town Center Plan; and

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

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

Section 1. Amendments to the Comprehensive Plan Adopted. The Sammamish Comprehensive is hereby amended to include the sub-area Town Center Plan set forth in Exhibit A to this ordinance, as amended by Council action as part of its adoption. The Town Center Plan shall be reprinted to incorporate all amendments and revisions directed by Council as part of adoption of this Ordinance, and a complete copy of the Town Center Plan as revised shall be kept on file with the Department of Community Development.

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 the date of publication.

ADOPTED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE 9th DAY OF JUNE 2008.

CITY OF SAMMAMISH

Mayor Lee Fellinge

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:	May 14, 2008
Public Hearing:	May 20, 2008
First Reading:	May 20, 2008
Second Reading:	June 3, 2008
Passed by the City Council:	June 9, 2008
Date of Publication:	June 12, 2008
Effective Date:	June 17, 2008

ATTACHMENT "A"

Sammamish Town Center Plan

Adopted June 2008

To view the entire plan please go to this web address:
http://www.ci.sammamish.wa.us/departments/communitydevelopment/TownCenter.aspx#