CITY OF SAMMAMISH
WASHINGTON

ORDINANCE NO. O2014-384

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, AMENDING THE CITY COMPREHENSIVE PLAN LAND USE AND ZONING MAPS TO ESTABLISH CONTINGENT LAND USE DESIGNATIONS AND ZONING FOR THE KLAHANIE POTENTIAL ANNEXATION AREA (PAA)

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, the City's Comprehensive Plan, Land Use Element (LUP 16.10 and Appendix J) states that the City should ensure that newly annexed lands receive land use designations and are zoned in accordance with the Sammamish Comprehensive Plan Land Use Map and policies; and

WHEREAS, the City evaluated the area in consultation with the City of Issaquah and King County; and

WHEREAS, the City issued a "Final Report" on the Klahanie PAA, Fiscal Determination in July 2014; and

WHEREAS, the proposed contingent land use designations and zoning would be similar to that of the existing King County land use designations and zoning; and

WHEREAS, appropriate land use designations and zoning would be effective upon annexation, should an annexation of the Klahanie PAA be voter approved; and

WHEREAS, in accordance with WAC 365-196-630, a notice of intent to amend the City Comprehensive Plan to establish contingent land use designations and zoning was sent to the State of Washington Department of Commerce on September 2, 2014 to allow for a 60-day review and comment period; and

WHEREAS, an environmental review of the proposed amendments establishing contingent land use designations and zoning has been conducted in accordance with the requirements of the

State Environmental Policy Act (SEPA), and a SEPA threshold determination of non-significance was issued on September 2, 2014, 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 the following: June 19, 2014 (Planning Commission meeting); September 4, 2014 (Planning Commission public hearing); October 7, 2014 and November 17, 2014 (City Council public hearings), as well as several open houses; and

WHEREAS, the Planning Commission considered information presented at the public hearing and recommended adoption of the Comprehensive Plan Amendment establishing contingent land use designations and zoning to the City Council on September 4, 2014; and

WHEREAS, the City Council has considered the Planning Commission's recommended amendments and the goals of the 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 City Council found the proposed land use designations and zoning to be compatible with the adjacent, existing and permitted land uses and the surrounding development pattern; and

WHEREAS, the City Council found the proposed land use designations and zoning to be consistent with the "Annexation Process Criteria" (criteria 1 through 9) of the City Comprehensive Plan, Land Use Element, Appendix J, in accordance with LUP-16.13; and

WHEREAS, the contingent land use and zoning, if adopted, shall take effect only upon annexation of the Klahanie PAA to the City;

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

Section 1. Amendments to the Comprehensive Plan Map (Land Use Element, Figure III-2) Adopted. The contingent land use designations set forth in Attachment "A" (map, Figure III-2) to this ordinance are hereby adopted. The map amendments shall be contingent upon and take effect upon annexation to the City of the property affected by the amendments.

Section 2. Amendments to the Zoning Map Adopted. The contingent zoning set forth in Attachment "B" (Zoning Map) to this ordinance is hereby adopted. The map amendments shall be contingent upon and take effect upon annexation to the City of the property affected by the amendments.

Section 3. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 4. 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.

ADOPTED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE 17th DAY OF NOVEMBER 2014.

CITY OF SAMMAMISH

Mayor Thomas E Vance

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

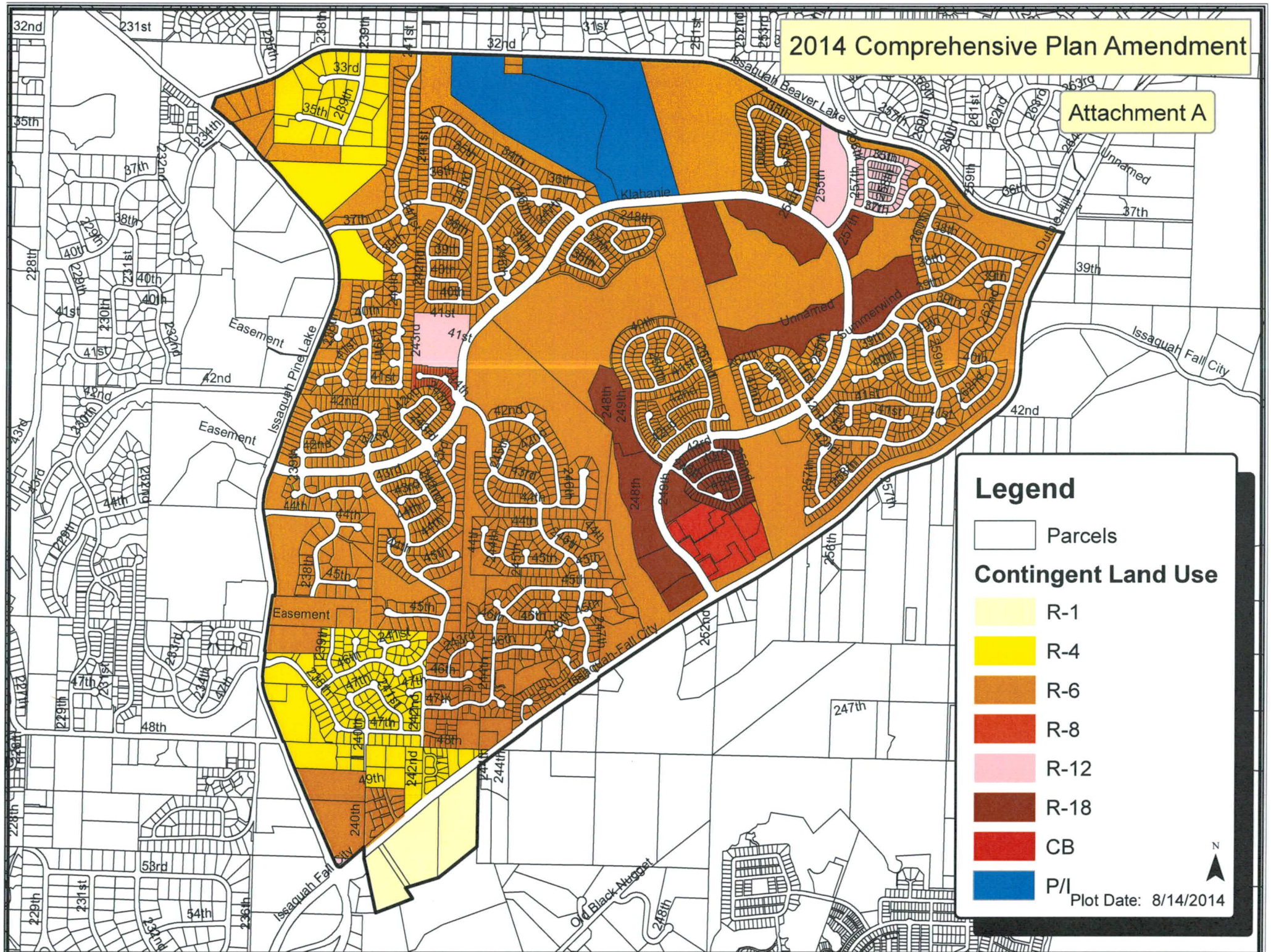
Approved as to form:

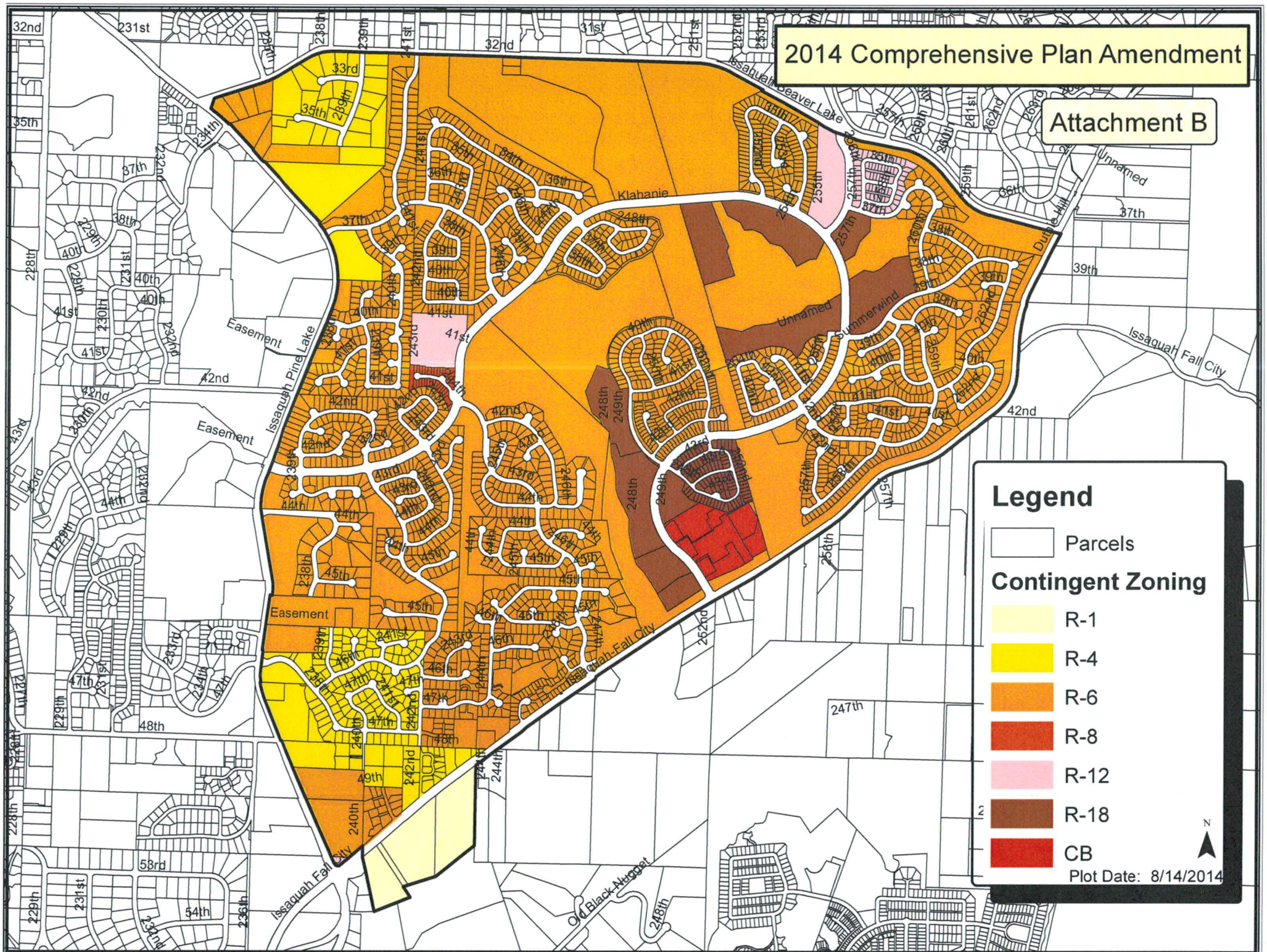
for: Michael R. Kenyon, City Attorney

Filed with the City Clerk:	October 1, 2014
Public Hearing:	October 7, 2014
First Reading:	October 7, 2014
Public Hearing:	November 17, 2014
Passed by the City Council:	November 17, 2014
Publication Date:	November 20, 2014
Effective Date:	November 25, 2014

2014 Comprehensive Plan Amendment

Attachment A




2014 Comprehensive Plan Amendment
Attachment B
Legend
Parcels
Contingent Zoning
R-1
R-4
R-6
R-8
R-12
R-18
CB
Plot Date: 8/14/2014
N
Issaquah Beaver Lake
Klahanie
Issaquah Pine Lake
Issaquah Fall City
Old Black Nugget
Unnamed
Summerwind
Dubble Hill
Easement