



Community Development Department  
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LAND USE APPLICATION

SMC CHAPTER 21B.95

## SAMMAMISH TOWN CENTER Unified Zoning Development Plan

The Unified Zone Development Plan (UZDP) approval, a Type 2 land use decision, is intended to ensure that development in the Town Center, and in particular in the TC-A zones, proceeds in an orderly fashion with coordinated infrastructure and open space, appropriate intensities of uses and mutually compatible development in accordance with the adopted Sammamish Town Center Plan. Upon City approval of a UZDP, a property owner or group of property owners, may proceed with obtaining the required permits for individual parcel development.

The City will use the following principles and criteria in the review of UZDP's for applicable Town Center-A zones (further described in section 21B.95.060 of the Sammamish Municipal Code), below. The principles address fundamental site planning objectives from the Town Center Plan:

1. Pedestrian Circulation;
2. Vehicle Circulation
3. Parking and Access
4. Open Space
5. Natural Systems and Environmental Quality
6. Building Scale and Compatibility
7. Affordable Housing
8. Incorporation of Efficient Infrastructure Design

The City will issue approval of the UZDP based upon the following criteria:

- A. The applicable procedural and technical requirements of this Title 21B and Title 21A of the SMC;
- B. Adherence to Unified Zone Development Planning Principles noted above;
- C. The City's roadway standards: infrastructure plans (including the adopted Town Center Infrastructure Plan for the TC A-1 zone), storm water management plans, the City's parks, open space and trails plans and other public plans and requirements; and
- D. The goals and policies of Town Center Plan.

# SUBMITTAL ITEMS

Please mark each box with an "X"

Base Land Use Application	Critical Area Study <sup>1</sup> (FWHCA, wetland & Stream) x 4 copies
Pre-Application Conference Notes <sup>1</sup>	Geotechnical Report x 4 copies <sup>1</sup>
Digital copy of all documents	SEPA Environmental Checklist <sup>1</sup> x 4 copies
Acceptance of Financial Responsibility /Affidavit of Applicant Status	Development Plan Set – 2 copies per submittal instructions & electronic PDF <sup>1</sup>
Project Description	Technical Information Report <sup>1</sup> & <sup>4</sup> x 4 copies
Criterion Compliance Document	Traffic Impact Analysis Report, if applicable <sup>1</sup> x 4 copies
Street Variation Request (if proposed)	Stormwater Facility Information Form
Traffic Concurrency Certificate	Stormwater Pollution Prevention Control Plan (SWPPP) (3 copies & electronic PDF)
Water & Sewer Certificates or Septic System Approval <sup>3</sup> x 2 copies	Counter Service Intake Fee - Type 2 \$244.00
Legal Description	Preliminary Review Deposit - \$9,760.00
ESF&R Plan Review Sheet	Legal Notice Posting - \$190.40
Title Report (< 30 days old include supplemental document)	Publication/Mailing - \$526.00
Mailing List, Map & Labels <sup>2</sup> <ul style="list-style-type: none"> <li>• One list &amp; map of property owners within 1,000 feet of subject property line <i>2000 feet for properties within EHNSWB overlay</i></li> <li>• Four sets of mailing labels</li> </ul>	SEPA Determination \$610.00
	Critical Areas Review \$854.00
	Fire Commercial > 10,000 \$437.00
	Commercial Building \$244.00
Critical Area Affidavit	

<sup>1</sup> When applicable.

<sup>2</sup> As identified by KC Tax Assessor records. The 1,000 foot area shall be expanded as necessary to include at least 20 different property owners.

<sup>3</sup> Issued by City following successful completion of the pre-application process.

<sup>4</sup> Engineering plans and reports must be wet stamped and signed by a Professional engineer licensed in the state of WA.

The listed fees are initial deposit amounts based on hourly rate. If the initial deposits have been exhausted before the project is completed an additional deposit will be required in the amount estimate by the Community Development Department round to the nearest 10 hour increment.