

**CITY OF SAMMAMISH  
WASHINGTON**

**ORDINANCE NO. O2017-445-B**

---

**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON,  
AMENDING SECTION 3 OF ORDINANCE O2017-445-A RELATING TO  
CATEGORICAL EXEMPTIONS TO THE SIX-MONTH MORATORIUM  
ON THE ACCEPTANCE OF CERTAIN APPLICATIONS FOR LAND USE,  
DEVELOPMENT, AND BUILDING PERMITS OR APPROVALS WITHIN  
THE CITY OF SAMMAMISH; PROVIDING FOR SEVERABILITY; AND  
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, on October 3, 2017, the City Council adopted emergency Ordinance O2017-445, which established a six-month moratorium on the acceptance of certain applications for land use, development and building permit or approvals; and

WHEREAS, a public hearing on the adoption of Ordinance O2017-445 was held on November 21, 2017; and

WHEREAS, the City Council in Ordinance O2017-445-A thereafter amended the exemptions to the moratorium established by the adoption of Ordinance O2017-445, and now further amends such exemptions;

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

**Section 1. Amended Categorical Exemptions to Moratorium.** Section 3 (Categorical Exemptions) of Ordinance O2017-445 is amended to read as follows

The term “Permit Applications” shall not include applications for:

- a. Permits and approvals for churches, synagogues, and temples; health service uses; education service uses; park use; and day care facilities I and II (all as defined in chapters 21A.15 and 21A.20 SMC);
- b. Permits and approvals for additions or alterations to existing single-family residences including, but not limited to, carports/garages, decks, docks, electrical/mechanical/plumbing, interior building permits, exterior building permits, rockeries/retaining walls, spas/pools, sports courts;
- c. Permits and approvals for additions or alterations to existing multi-family residential structures when such additions or

alterations do not result in the creation of new units, and permits for structures replacing pre-existing structures destroyed by fire or other unintentional casualty;

- d. Permits and approvals for new single family homes, on any legally created lot;
- e. Permits and approvals for government facilities and structures including, but not limited to, streets, utilities, and surface water improvements;
- f. Permits and approvals for removal and replacement of significant trees;
- g. Permits and approvals for signs;
- h. Permits and approvals for accessory dwelling units;
- i. Permits and approvals for law enforcement, emergency medical, and disaster relief facilities, parking and storage;
- j. Permits and approvals of any type for properties outside of the Town Center zoning districts submitted on or before October 3, 2017, including those for which a pre-application meeting was completed with the City to the satisfaction of the Community Development Director and/or designee;
- k. Permits and approvals for development wholly comprised of “affordable housing units” as that term is defined in SMC 21B.75.060(1);
- l. Permits and approvals for Demolition;
- m. Permits and approvals for Clearing and Grading;
- n. Permits and approvals for a Boundary Line Adjustment (BLA);
- o. Permits and approvals for a Reasonable Use Exception (RUE) for any legally created lot resulting in a new single-family residence;
- p. Permits and approvals for Wireless Communication Facilities (WCF); and
- q. Permits and approvals for standalone commercial uses and structures.

**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.

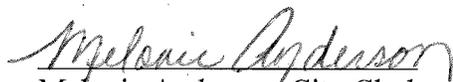
**Section 3. Effective Date.** This ordinance shall be in full force and effect five (5) days from and after its passage, approval, and publication as provided by law.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF  
ON THE 5<sup>TH</sup> DAY OF DECEMBER, 2017.**

CITY OF SAMMAMISH

  
\_\_\_\_\_  
Mayor Bob Keller

ATTEST/AUTHENTICATED:

  
Melonie Anderson, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Michael R. Kenyon, City Attorney

Filed with the City Clerk: December 5, 2017  
Passed by the City Council: December 5, 2017  
Date of Publication: December 8, 2017  
Effective Date: December 13, 2017