CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. 02005-170

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON,  
AMENDING CHAPTERS 15, 20, AND 30 OF TITLE 21A OF THE  
SAMMAMISH MUNICIPAL CODE ALLOWING FOR PUBLIC AGENCY  
AND UTILITY YARDS, PROVIDING DESIGN STANDARDS, AND  
CREATING A NEW DEFINITION OF SATELLITE PUBLIC AGENCY  
AND UTILITY YARDS

WHEREAS, pursuant to the provisions of state law, Chapter 35A.63 Revised Code of  
Washington (RCW) and Chapter 36.70A RCW, the Sammamish City Council has adopted the  
Sammamish Municipal Code including Title 21A, Development Code, which regulates land use;  
and

WHEREAS, the City Council adopted the City of Sammamish Comprehensive Plan  
which contains goals, objectives and policies regarding land use compatibility and environmental  
considerations; and

WHEREAS, it is the intent of the Sammamish City Council to ensure the development  
of fair and reasonable regulations; and

WHEREAS, the Planning Commission, pursuant to SMC 2.60.040(2), “shall review and  
make recommendations to the City Council relating to the City’s land use ordinances and  
regulations”; and

WHEREAS, the Planning Commission considered proposed amendments to Chapters  
15, 20, and 30 of Title 21A of the Sammamish Municipal Code regarding public and utility yards  
during their regular meetings on July 22, 2004, August 26, September 16, and October 21, 2004;  
and

WHEREAS, the Planning Commission held a public hearing on November 18 continued  
to December 9, 2004, to consider the proposed amendments to the Sammamish Municipal Code;  
and

WHEREAS, an Environmental Checklist for the proposed amendments, a non-project  
action, was prepared pursuant to Washington Administrative Code Chapter 197-11 and the City  
of Sammamish Municipal Code Chapter 20.15, and a Determination of Non-Significance (DNS)  
was issued on November 5, 2004 with the comment and appeal periods ending on November 19,  
2004; and

WHEREAS, the City of Sammamish Comprehensive Plan contains the following goal  
and policies:
Land Use Element:

LUP-4.1: The City should provide attractive, high quality parks, recreational areas, and streetscapes throughout the City.

Goal LUG-6: Promote development design that encourages attractive, functional, and distinctive environments which reinforce a sense of community.

LUP-6.2: Non-residential uses... shall be subject to design criteria and design review.

LUP-6.8: Building placement and landscaping should be used to separate potentially conflicting uses and to separate intensive uses from less intensive uses. Machinery, service entries, storage areas, and loading docks should be screened from adjacent, less intense uses.

and;

WHEREAS, the City Council finds the proposed amendments to the Sammamish Municipal Code to be consistent with the Comprehensive Plan; and

WHEREAS, the Planning Commission, after due consideration, recommended amendments to Chapters 15, 20, and 30 of Title 21A of the Sammamish Municipal Code to the City Council; and

WHEREAS, after providing thirty (30) days public notice, the City Council held a public hearing on January 18, 2005, to consider the proposed amendments to the Sammamish Municipal Code; and a second reading of the ordinance on February 1, 2005; and

WHEREAS, the City Council considered the proposed amendments and public comment received February 1, 2005 and after due consideration, finds the amendments to be in the public interest;

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

Section 1. Amendment. Chapters 15, 20, and 30 of Title 21A of the Sammamish Municipal Code are amended to read as set forth in Exhibit A to this Ordinance.

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 REGULAR MEETING THEREOF ON THE 1ST DAY OF FEBRUARY 2005.

CITY OF SAMMAMISH

Mayor Don Gerend

ATTEST/AUTHENTICATED:

Melanie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: January 13, 2005
Public Hearing: January 18, 2005
First Reading: January 18, 2005
Passed by the City Council: February 1, 2005
Date of Publication: February 5, 2005
Effective Date: February 10, 2005
EXHIBIT A

Proposed Sammamish Municipal Code Amendments:
*Public Agency and Utility Yards*
*Satellite Public Agency and Utility Yards*

Amendment List:
SMC 21A.15.935 – Amend definition of Public Agency and Utility Yards.
SMC 21A.15.936 – Create definition of Satellite Public Agency and Utility Yards.
SMC 21A.20.060 – Amend the table of Permitted Uses.
SMC 21A.30.250 – Create design requirements for Public Agency and Utility Yards
SMC 21A.30.260 – Create design requirements for Satellite Public Agency and Utility Yards.
Chapter 21A.15 – TECHNICAL TERMS AND LAND USE DEFINITIONS

21A.15.935 Public agency or utility yard.
“Public agency or utility yard” means a facility for open or enclosed storage, repair, and maintenance of vehicles, equipment, or related materials owned by a public agency or public utility, excluding document storage.

21A.15.936 Public agency or utility yard, satellite.
“Satellite public agency or utility yard” means a small facility for open or enclosed storage and limited maintenance of vehicles or equipment used to maintain specific neighborhoods, parks, or areas of the City.
Chapter 21A.20 – PERMITTED USES

21A.20.060 Government/business services land uses.
A. Table of Government/Business Service Land Uses.

KEY
P – Permitted Use
C – Conditional Use
S – Special Use

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<tr>
<th>SIC#</th>
<th>SPECIFIC LAND USE</th>
<th>ZONE</th>
<th>RESIDENTIAL</th>
<th>COMMERCIAL</th>
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<td>Urban Residential</td>
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<td>Private stormwater management facility</td>
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<td>Vactor waste receiving facility</td>
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<td>BUSINESS SERVICES:</td>
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<td>421</td>
<td>Trucking and courier service</td>
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c. No outdoor storage.

5. Limited to “storefront” police offices. Such offices shall not have:
   a. Holding cells;
   b. Suspect interview rooms (except in the NB zone); or
   c. Long-term storage of stolen properties.

B. Development Conditions.
1. Except SIC Industry No. 8732, Commercial economic, sociological, and educational research, see general business service/office.
   2. a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter 21A.70 SMC; or
      b. Only when accessory to a fire facility and the office is no greater than 1,500 square feet of floor area.
2. Only as a re-use of a surplus nonresidential facility subject to Chapter 21A.70 SMC.
3. a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
   b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street;
   c. No outdoor storage.
4. Limited to “storefront” police offices. Such offices shall not have:
   a. Holding cells;
   b. Suspect interview rooms (except in the NB zone); or
   c. Long-term storage of stolen properties.
6. Private stormwater management facilities serving development proposals located on commercial zoned lands shall also be located on commercial lands, unless participating in an approved shared facility drainage plan. Such facilities serving development within an area designated “urban” in the King County comprehensive plan shall only be located in the urban area.

7. No outdoor storage of materials.
8. Limited to office uses.
9. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
10. Limited to SIC Industry No. 4215, Courier services, except by air.
11. Accessory to an apartment development of at least 12 units provided:
   a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
   b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
   c. The use of the facility shall be limited to dead storage of household goods;
   d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
   e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
   f. No residential occupancy of the storage units;
   g. No business activity other than the rental of storage units; and
   h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
12. No outdoor storage.
13. Only as an accessory use to a public agency or utility yard, or to a transfer station.
14. Limited to new commuter parking lots designed for 30 or fewer parking spaces or commuter parking lots located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting; provided, that the new or existing lot is adjacent to a designated arterial that has been improved to a standard acceptable to the department of transportation;
15. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
16. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.

17. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
18. Limited to private road ambulance services with no outside storage of vehicles.
19. Limited to two acres or less.
20. a. Utility yards only on sites with utility district offices; or
   b. Public agency yards are limited to material storage for road maintenance facilities.
21. Limited to bulk gas storage tanks which pipe to individual residences but excluding liquefied natural gas storage tanks.
22. Excluding bulk gas storage tanks.
23. Vactor waste treatment, storage and disposal shall be limited to liquid materials. Materials shall be disposed of directly into a sewer system, or shall be stored in tanks (or other covered structures), as well as enclosed buildings.

24. Provided:
   a. Off-street required parking for a land use located in the urban area must be located in the urban area;
   b. Off-street required parking for a land use located in the rural area must be located in the rural area; and
   c. Off-street required parking must be located on a lot which would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve.
25. Prior to issuing the notice of decision, the applicant shall hold a second neighborhood meeting consistent with the provisions of SMC 20.05.035.
26. Accessory to an existing publicly owned and improved site, including but not limited to parks, schools, and civic centers.
Chapter 21A.30 – DEVELOPMENT STANDARDS – DESIGN REQUIREMENTS

Public Agency and Utility Yards are subject to the following design requirements:

(1) Public Agency and Utility Yards and associated structures located on sites that have direct access to principal arterials shall be setback a minimum of fifteen (15) feet from residentially zoned properties;

(2) Public Agency and Utility Yards and associated structures located on sites that have direct access to minor or collector arterials shall be setback a minimum of twenty (20) feet from residentially zoned properties and shall incorporate one of the following into the site design:
   a. Solid wood fencing around the perimeter of the site; or,
   b. Increased landscaping density to provide a “green wall” or visually solid landscaping effect.

(3) Vehicle and equipment startup and maintenance areas shall be buffered from adjacent properties by buildings or structures designed to reduce visual and noise impacts; and,

(4) Vehicle and equipment startup and maintenance areas shall be setback from adjacent properties subject to the following criteria:
   a. Vehicle and equipment startup and maintenance areas shall be setback a minimum of thirty (30) feet from adjacent properties; or,
   b. Vehicle and equipment startup and maintenance areas shall be setback a minimum of fifteen (15) feet from adjacent properties, provided:
      i. That site design shall ensure that noise generated on the site does not exceed seventy (70) decibels as measured at the shared property line; and
      ii. That site design incorporates buildings or structures designed to be consistent with the design of adjacent residential development
   c. Required setback areas shall provide landscaping for the entire setback area.

Satellite Public Agency and Utility Yards are subject to the following design requirements:

(1) Buildings and structures shall be setback a minimum of fifteen (15) feet from residentially zoned properties;

(2) Vehicle and equipment startup and maintenance areas shall be buffered from adjacent properties by incorporating one of the following site design features:
   a. Buildings or structures are designed to reduce visual and noise impacts;
   b. Ensuring that noise generated from the Satellite Public Agency and Utility Yard shall not exceed sixty (60) decibels as measured at the property line; or
   c. Providing thirty (30) feet of landscaping area between the proposed development and adjacent residentially zoned properties.

(3) Hours of operation shall be limited to Monday through Friday 7:00AM to 8:00PM and Saturday and Sunday 7:00AM to 6:00PM except in response to emergency
situations or following community events (e.g. ball games, concerts, community picnics, etc.);