CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. O2008 - 228

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, AMENDING THE CITY COMPREHENSIVE PLAN LAND USE ELEMENT INCLUDING: REVISIGN LAND USE POLICIES AND FIGURES III-2 AND III-2A FOR THE PURPOSE OF DESIGNATING ADDITIONAL POTENTIAL ANNEXATION AREAS AND DESIGNATING CONTINGENT LAND USES ASSOCIATED WITH SUCH POTENTIAL ANNEXATION AREAS

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

WHEREAS, the Growth Management Act (GMA), 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, goals set forth in RCW 36.70A.020 in order to guide the development of the Comprehensive Plan and the adoption of development regulations; and

WHEREAS, the Comprehensive Plan, Land Use Policy 16.7, states that the City should evaluate annexation study areas in consultation with King County and neighboring jurisdictions as appropriate, and

WHEREAS, the City completed an Annexation Strategy Study in November 2007 that included recommendations for including certain land use designations; and

WHEREAS, amendments to the Comprehensive Plan have been developed to implement Annexation Strategy Study; and

WHEREAS, in the event that the proposed amendments are adopted, appropriate land use designations will have been prepared; and

WHEREAS, in accordance with WAC 365-195-620, a notice of intent to adopt the proposed Comprehensive Plan amendments 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 Comprehensive Plan amendments has been conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a SEPA threshold determination of non-significance and notice of adoption was issued on February 7, 2008 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 affected property owners from the following areas: Aldarra Estates, Montaine at Aldarra and Ravenhill, July 19, 2007, Camden Park, Camden Park Estates, The Trails at Camden Park and Devereaux, August 1, 2007, Duthie Hill Road Study Area, August 6, 2007, 244th North and 244th South PAA, September 10, 2007; and the public process included presentations to the Sammamish Planning Commission on July 19, September 20 and November 1, 2007; and

WHEREAS, the Planning Commission considered the proposed amendments at Planning Commission public hearings conducted on February 21, 2008 and March 6, 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 recommended amendments; and

WHEREAS, the Duthie Hill “Notch” is surrounded on three sides by the city of Sammamish and on the fourth by Duthie Hill Road, an arterial serving urban areas, and urban services such as water, sewer, and emergency services are available; and

WHEREAS, the City Council desires to designate all areas within the City’s Urban Growth Boundary, as amended as potential annexation areas, and to adopt contingent land use designations for those areas; and

WHEREAS, the land use designations shall be contingent upon and take effect upon annexation to the City; 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; and

WHEREAS, the King County Council and the Growth Management Planning Council must also consider amendments to the Urban Growth Boundary and such consideration is currently occurring; and

WHEREAS, the City Council desires to take early action to allow full consideration of the City's amendments in the King County and Growth Management Planning Council processes; and

WHEREAS, the effective date of these amendments will be coincident with the adoption of the Town Center sub-area plan in order to be consistent with the requirements of RCW 36.70.A.130 for consideration of cumulative impacts related to comprehensive plan amendments; and
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 Plan Land Use Element, Chapter III, is hereby amended as set forth in Attachment “A” (text and maps) to this ordinance. The land use designations shown in the map amendments shall be contingent upon and take effect upon annexation of the property the amendments affect to the City.

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 passage and publication, but no sooner than the effective date of the ordinance adopting the Sammamish Town Center Plan.

ADOPTED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE 21st DAY OF APRIL 2008.

CITY OF SAMMAMISH

[Signature]

Mayor Lee Fellinge

ATTEST/AUTHENTICATED:

[Signature]

Melonie Anderson, City Clerk

Approved as to form:

[Signature]

Bruce L. Disend, City Attorney
<table>
<thead>
<tr>
<th>Event</th>
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<tr>
<td>Filed with the City Clerk</td>
<td>April 10, 2008</td>
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<tr>
<td>Public Hearing</td>
<td>April 15, 2008</td>
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<td>First Reading</td>
<td>April 15, 2008</td>
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<tr>
<td>Public Hearing</td>
<td>April 21, 2008</td>
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<td>Passed by the City Council</td>
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<td>Date of Publication</td>
<td>April 25, 2008</td>
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<td>Date of Re-publication</td>
<td>June 12, 2008</td>
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<td>Effective Date</td>
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ATTACHMENT "A"

LUP-16.7——The City should evaluate the annexation study areas in consultation with King County and neighboring jurisdictions as appropriate, including but not limited to the following areas in unincorporated King County:
Property owned by the City of Sammamish abutting the current City limits, including, but not limited to, the Evans Creek Preserve,
Parcels between the UGB, north of Duthie Hill Road and just west of SE 25th Place, i.e., "the notch."
Property fronting NE 14th Street and 244th Avenue NE and surrounded by the City on three sides,
Property North of East Main Drive, accessed off NE 4th Place, with in Ravenhill Subdivision,
Two technical correction areas within the UGB located adjacent to NE 44th Street and Sahalee Way NE,
The Sammamish Plateau and/or the NE Sammamish Sewer and Water District service areas within the existing or expanded UGB. (Ord. 02006-199)

LUP-16.11——All unincorporated areas within the urban growth boundary of the City of Sammamish The Aldarra Farms and neighboring properties within the UGB or as amended are is designated as potential annexation areas. (Ord. 02006-199), (Ord. 02008-XXX)

LUP-16.12——The properties with the UGB east of 244th Avenue NE, between NE 80th Place and 245th Place NE are designated as a potential annexation area. (Ord. 02006-199)
Aldarra Farms and Montaine, R-1-P to R-1
Duthie Hill, RA-5 to R-1-4 (Dependent on KC Comprehensive Plan Amendment)
29.9 Acres of Soaring Eagle Park, RA-5-SO to R-1 (Dependent on KC Comprehensive Plan Amendment)
Ravenhill Subdivision, R-4-P to R-4
Mystic Lake, RA10 to R-4 (Dependent on KC Comprehensive Plan Amendment)
Camden Park Estates, RA-5 to R-1 (Dependent on KC Comprehensive Plan Amendment)
Outlook, R-4 to R-4
Rosemont at Timberline, R-4-P to R-4
244th Avenue, R-4 to R-4
244th Avenue, R-1-P to R-1
Trails at Camden Park, R-4-P to R-4
Camden Park Estates, RA-5 to R-1 (Dependent on KC Comprehensive Plan Amendment)
Ravenhill Subdivision, R-4-P to R-4
Legend
2008 Comprehensive Plan Amendment
Urban Growth Area Boundary
City
Proposed Land Use Designations
29.9 Acres of Soaring Eagle Park
(Dependent on KC Comprehensive Plan Amendment)

Legend
- Urban Growth Area Boundary
- City Limits
- Potential Annexation Areas
Legend

- **Urban Growth Area Boundary**
- **City**
- **Potential Annexation Area**

**Duthie Hill**
*(Dependent on KC Comprehensive Plan Amendment)*