

# Sammamish Town Center Southwest Quadrant UZDP Application (UZDP2019-00562)

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**Open House  
December 16, 2019  
6:00 – 8:00 pm**



**Website:** <https://www.sammamish.us/towncenterprojects>  
**Email:** [towncenter@sammamish.us](mailto:towncenter@sammamish.us)  
**Comment Form:** <https://www.sammamish.us/uzdp2019-00562>

# Open House

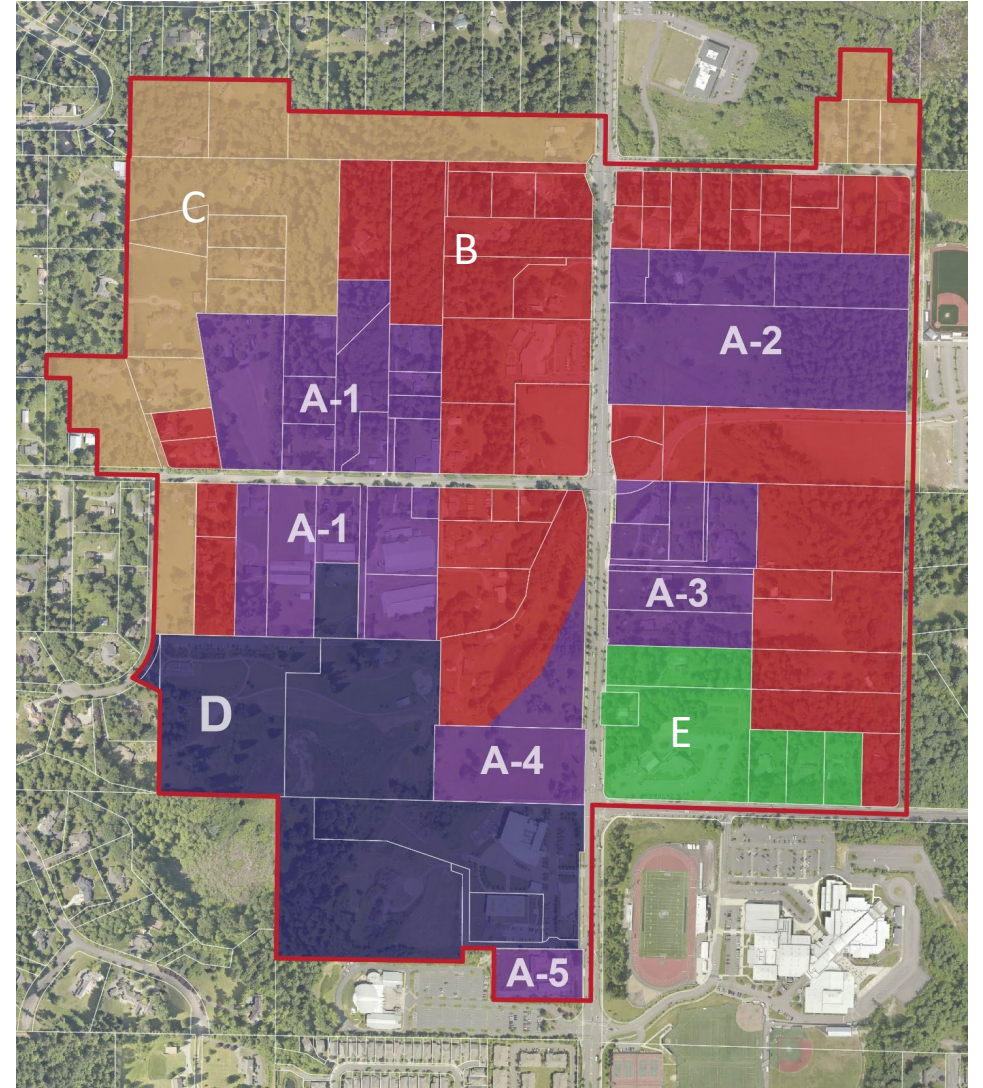
- ❑ The main purpose of tonight's **Open House Meeting** is to allow citizen input on STCA's proposed Unified Zone Development Plan (UZDP2019-00562) application.
- ❑ The City will share details about the land use permitting process and how you can get involved.
- ❑ Opportunity for STCA to share information about their project proposal.
- ❑ Please remember to provide comments at the kiosks before you leave!



# What is a Unified Zone Development Plan?

Refers to a plan that is required for new development in each TC-A sub-zone per Chapter 21B.95 SMC in order to:

- Establish the level and intensity of new commercial and residential development;
- Provide for coordinated infrastructure such as roads and utilities and public open space;
- Define street types and orientation to street of new development; and
- Identify the general location of buildings and site improvements.



# What are the Unified Zone Development Principles?

- There are eight principles which address fundamental site planning objectives from the Town Center Plan and Town Center Infrastructure Plan.



**Pedestrian Circulation**



**Natural Systems and Environmental Quality**



**Vehicle Circulation**



**Building Scale and Compatibility**



**Parking and Access**



**Affordable Housing**

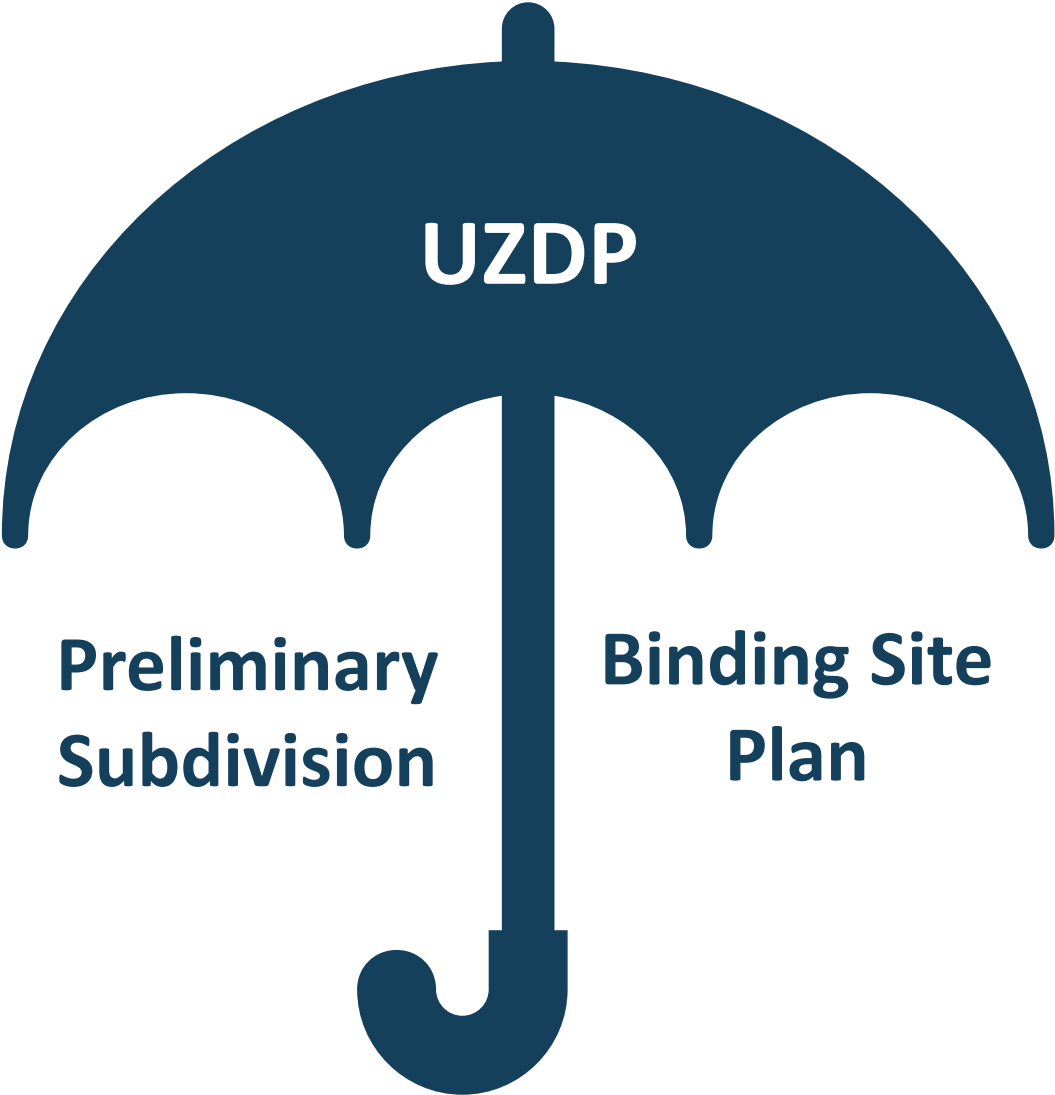


**Open Spaces**



**Incorporation of Efficient Infrastructure Systems**

# Land Use Permit Review



<b>TYPE 3</b>
Recommendation by director, hearing and decision by hearing examiner appealable to superior court

# UZDP Application Review

## Completeness Review

- ❑ The City reviews land use applications for completeness pursuant to Sammamish Municipal Code (SMC 20.05.050). To be complete, a land use application must address each of the required criteria and standards applicable to the proposed use, including any adjustments to standards requested in the application. ***It is the applicant's responsibility to provide persuasive evidence that the application complies with the approval criteria and applicable standards in the City's plans, codes, and ordinances.***
- ❑ If City staff determines that an application contains sufficient information for review, staff will inform the applicant in writing and the application will be deemed "complete". Once an application is deemed "complete", City staff will begin the application review process.

Application  
Submitted



Completeness  
Review  
28-days



Comment Period  
21-days



Staff Review/ Applicant  
Response  
6-12 months



Appeal Period  
21-days



Public Hearing

# UZDP Application Review

## Notice of Application/Comment Period/Open House/SEPA

- ❑ **A Notice of Application** is required for certain project permits under Sammamish Municipal Code Title 20.05 - Application Review Procedures. These requirements provide for a minimum 21-day public comment period following the date of the Notice of Application.
- ❑ The comment period is currently open for this UZDP application and will include any comments received at tonight's Open House.

Notice of Complete  
Application/Open House/SEPA



Completeness  
Review  
28-days



Comment Period  
21-days



Staff Review/ Applicant  
Response  
6-12 months



Appeal Period  
21-days



Public Hearing

# UZDP Application Review

## Staff Review/Applicant Response

- ❑ The City and applicable agencies review the project proposal comprehensively to confirm the proposed design meets applicable standards and adopted codes.
- ❑ Most projects require at least one round of revisions with a second staff review prior to moving forward in the process.
- ❑ A public hearing is scheduled and a Staff Report is prepared to be transmitted to the Hearing Examiner with recommendations.



Completeness  
Review  
28-days



Comment Period  
21-days



Staff Review/ Applicant  
Response  
6-12 months



Appeal Period  
21-days



Public Hearing



# UZDP Application Review

## Staff Recommendation/SEPA Threshold Determination

- ❑ The SEPA Threshold Determination & Technical Staff Report with recommendations to the Hearing Examiner will be issued and available no less than 30 days prior to the date of a public hearing.
- ❑ Copies of the Staff Report are available in advance from the Community Development Department or the Office of the Hearing Examiner and is posted on the City's web site.



# UZDP Application Review

## Public Hearing

### Testimony & Participation

- ❑ All City of Sammamish public hearings are open to the public and anyone may participate.

### Tips for Commenting and Presenting Information

- ❑ Simply state directly and succinctly, relevant information or argument
- ❑ Speak to the specific issues of the project
- ❑ If you have alternative ideas, suggest them
- ❑ Focus on how the project meets or does not meet City standards or codes
- ❑ Submit and provide any evidence you have prepared (bring extra copies to submit into the record)



# UZDP Application Review

## Hearing Examiners Recommendation & Decision

- ❑ The Hearing Examiner's recommendation or decision will be made in the form of a written report, which will include Findings of Fact, and Conclusions of Law.
- ❑ The decision will normally be issued within 10 business days after the close of a public or an appeal hearing; and distributed to the parties of record, or the parties to the appeal.
- ❑ Appeals of a Hearing Examiner's decision may be appealed to Superior Court, per SMC 20.10.250.



Notice of Hearing  
Examiners Decision



Completeness  
Review  
28-days



Comment Period  
21-days



Staff Review/ Applicant  
Response  
6-12 months



Appeal Period  
21-days



Public Hearing

# Thank You!

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**Email:** [towncenter@sammamish.us](mailto:towncenter@sammamish.us)

**Public Comment Form:** <https://www.sammamish.us/uzdp2019-00562>

