

Question regarding the updates to Title 21 of The Sammamish Municipal Code

*Note: This question relates to agenda item #13 at the June 3, 2025 City Council meeting.
[View the agenda item here.](#)*

Question

I asked a specific question in my testimony at the June 3rd meeting, and no one answered it. Therefore, I am repeating it here and would like a written response please.

In section 21.03.020 (A), the Purpose statement includes the following:

3. Protecting unique, fragile, and valuable elements of the environment including, but not limited to, wildlife and its habitat;
5. Preventing cumulative adverse environmental impacts on water availability, water quality, groundwater, wetlands, fish and wildlife habitat, and streams;
7. Protecting and restoring fish and wildlife habitat to the extent practicable to maximize riparian function over time;
11. Establishing special district overlays with alternative development standards for increasing minimum requirements to address unique site characteristics in areas of increased sensitivity;

Could you point me to the regulations that relate to these 4 items specifically? What codes relate to this purpose? Are they in other sections, and if so where?

Response

- 1) **The statements listed above were not proposed to be changed and were not changed as part of the code package that was approved on June 3, 2025. The only change to SMC 21.03.020 that was being made as part of that package was to simply change the title of a subsection to add the words “Landslide Hazard Development Standards”.** Please note that this proposed change was part of the agenda package presented to the City Council at the May 6, 2025 meeting where further clarification is provided. Please see May 6, 2025 City Council agenda package, a snip of the code amendment as presented in that package is below.
- 2) **The items referenced in the question above (purpose and intent statements from [SMC 21.03.020](#)) were not changed** (they were simply shown to orient the reader as to the section of code – note the ... in the attachment text).

- 3) **The items referenced in the above code string (purpose and intent statements) have been in the code through Ordinance O99-29 since the City incorporated in 1999** (see page 250 of 396 @ <https://sammamishwa.civicweb.net/filepro/document/4047/O99-29.pdf>) and have been supplemented and enhanced with each Critical Areas code update. These are not new statements, and were not edited or modified with the recent code package that was approved under Ordinance O2025-583 (see <https://sammamishwa.civicweb.net/filepro/documents/?expanded=294089&preview=297453>) that passed this past Tuesday June 3, 2025.
- 4) **A word search of the current code (<https://sammamish.municipal.codes/DC/21.03.020>) provides responsive code sections that support and implement these statements** – basically the **entire code section** is how these statements are implemented and is what is responsive to this citizen’s questions.

2	SMC 21.03.020.T.4 subsection is titled incorrectly as "general development standards" when it should be "landslide hazard development standards."	21.03.020.T.4	Rename subsection accordingly.	4. Landslide Hazard Development Standards General Development Standards: The Director may modify the property-specific development standards required by this section when a critical areas report that meets the requirements of subsection J.3 of this section is conducted by the applicant and approved by the Director.
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Hopefully this helps answer the question. The items cited in the question above have been in the City’s code in some form or another since 1999.