



Notice of Decision for a Reasonable Use Exception (RUE) & Zoning Variance

Nelson RUE/Zoning Variance - PLN2012-00054

Project Description: The applicant is proposing to construct two dwelling units on two parcels entirely constrained by landslide hazard areas, erosion hazard areas, the erosion hazard near sensitive water body overlay, and associated buffers. The applicant is proposing to access the dwelling units via driveways off of 206th Avenue NE. The property owner also owns property to the north of these subject properties that are part of a separate RUE application (PLN2012-00049) previously approved. The two proposed dwelling units and driveway/roadway improvements will create approximately 5,158 square feet of total impervious surface.

The applicant (Nathan Chapman) applied for the above project on December 12, 2012; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on February 11, 2013. On February 14, 2013, the City issued a Notice of Application, which identified a public comment period from February 14, 2013 through March 7, 2013. The City of Sammamish issued a decision on February 28, 2014. This Notice of Decision was issued on **March 3, 2014** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved with Conditions**.

Applicant: Nathan Chapman
Public Comment Period: **February 14, 2013 through March 7, 2013**
Project Location: 8XX 206th Avenue NE, Sammamish, WA
Tax Parcel Number: 3575301325, 3575301330
Existing Environmental Documents: Targeted Drainage Report by Concept Engineering, received December 12, 2012; Geotechnical Report by South Fork Geosciences, received December 12, 2012 and supplemented January 7, 2014; Site Plan by Insight Engineering Co, received January 7, 2014
Other Permits Included: Future site development / building permits / ROW permits
SEPA Review: The City of Sammamish has determined that this development is SEPA exempt.
Public Hearing: A Public Hearing is not required for this project.
Appeal Period: **March 3, 2014 through March 24, 2014**
Staff Member Assigned:

Mona Davis, Senior Planner
(425) 295-0529
mdavis@sammamish.us

Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.