



**NOTICE OF PUBLIC HEARING, THRESHOLD DETERMINATION,
STAFF REPORT, & RECOMMENDATION SVAR2013-00240 &
NOTICE OF DECISION ZONV2014-00017
CAMPANELLA RESIDENTIAL DEVELOPMENT**

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing August 24, 2016 at 9:30 am, or soon thereafter, regarding the Campanella Shoreline Variance, SVAR2013-00240. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).

Notice is further given that the City of Sammamish Community Development Department has issued the staff report in conjunction with a recommendation to the Hearing Examiner to approve shoreline variance - SVAR2013-00240.

Notice is further given that the City of Sammamish Community Development Department issued a decision on the front yard setback variance request, ZONV2014-00017 on July 20, 2016.

Project Description: The applicant requests a Shoreline Variance – SVAR2013-00240 and Zoning Variance ZONV2014-00017 to accommodate the development of a single family residence within the residential shoreline environment associated with Lake Sammamish and within the R-4 Zoning District. The shoreline setback will be reduced to a minimum of 11 feet and the stream buffer reduced to 14 feet, while the front yard setback will be eliminated.

The applicant applied for the above project on December 13, 2013 and on January 21, 2014 the project was deemed complete for the purpose of review on February 25, 2014. The City issued a Notice of Application on April 17, 2015, which identified a public comment period from February 28, 2014 through April 1, 2014 (30 days). This Notice of Public Hearing was issued on July 20, 2016 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.

Applicant: Charlotte and John Campanella, 501 292nd Avenue SE, Fall City, WA 98024

Architect: PRDG, PC c/o Gustavo Penengo, 4025 Delridge Way SW, Suite 530, Seattle, WA 98106

Environmental Consultant: The Watershed Company, c/o Kenny Booth, AICP, Principal/Senior Planner, 750 Sixth Street South, Kirkland, WA 98033

Environmental Review: The proposed development was reviewed under the provisions of the State Environmental Policy Act (SEPA). The proposal is exempt from the provisions of SEPA per WAC 197-11-800(6)(e). The development of single family residences and their appurtenances are exempt from substantial development per WAC 173-27-040(2)(g). However, the City of

Sammamish issued a Determination of Non-Significance (DNS) for this project on July 20, 2016. The proposed project is exempt from the provisions of shoreline substantial development per WAC 173.27.040(2)(g).

Public Comment Period: February 28, 2014 through April 1, 2014 (30 days)

Project Location: The proposed single family residence is located just north of 2023 East Lake Sammamish Parkway NE, Sammamish. WA 98074. King County Assessors Tax # 7525900095, NW1/4 of Section 29, Township 25 Range 06East, W.M.

Possible Permits Required: Building permits, Hydraulic Project Approval (HPA), CORPS approval, Zoning Variance, and Ecology approvals.

Staff Contact: Ryan Harriman, AICP, Senior Planner, Phone: (425) 295-0529, Email: rharriman@sammamish.us

Inquiries regarding the application, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 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.

Appeal Deadline: Per SMC 20.10.080 and 20.15.130, Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at 425.295.0500. Appeals must be received at the address above by: August 9, 2016 at 5:00PM per SMC 20.15.130.