



Notice of Decision for a Reasonable Use Exception (RUE)

Go Fever LLC – RUE2013-00055

Project Description: The applicant has requested a Reasonable Use Exception (RUE) to reduce the building setback requirements from the steep slope buffer to allow for the construction of a single family home on an existing residential lot. The proposed new impervious surface will not exceed 2,000 square feet. The applicant is proposing to pipe the stormwater to the bottom of the on-site steep slope and allowing it to disperse. The applicant also owns the adjacent lot to the north of the subject property, where a Reasonable Use Exception for a single family home was approved on February 24, 2011 (PLN2010-00008).

The applicant (Go Fever LLC - Bill Finkbeiner) applied for the above project on **April 2, 2013**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on April 19, 2013. On April 25, 2013, the City issued a Notice of Application, which identified a public comment period from **April 25, 2013** through **May 16, 2013**. The City issued a decision on **January 2, 2014**. This Notice of Decision was issued on **January 7, 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: Go Fever LLC - Bill Finkbeiner
Public Comment Period: April 25, 2013 through May 16, 2013
Project Location: XXX 210th AVE NE, Sammamish, WA
Tax Parcel Number: 8562901790

Existing Environmental Documents: Technical Information Report by Encompass Engineering & Surveying, received 4/2/13; Critical Areas Affidavit received 4/2/13; SEPA Checklist received 4/2/13; Geotechnical Engineering Study by Earth Solutions NW, LLC received 4/2/13; Revised Site Plans by Encompass Engineering & Surveying received 11/25/13; Tree Assessment Report and Planting Plan by Cascade Landworks, dated 9/22/10

Other Permits Included: Future building / grading permit expected
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: **January 7, 2014** through **January 28, 2014**
Staff Member Assigned:

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