



Notice of Application for a Reasonable Use Exception

KinderAce / Pagliacci Pizza RUE – RUE2013-00124

Project Description: The applicant is applying for a Reasonable Use Exception to allow for construction of a restaurant (Pagliacci Pizza) within an area constrained by a Type F stream, a Category 1 wetland, and associated buffers. The proposed area of disturbance is approximately 12,000 square feet, which includes 7,500 square feet associated with the driveway, 24-stall parking lot, and walkway. The project improvements also include a building footprint of approximately 4,500 square feet.

The applicant (KinderAce LLC) applied for the above project on July 5, 2013; following a review to confirm that a complete application had been received, the City issued a corrected letter of completion to the applicant on August 15, 2013. On August 19, 2013, the City issued this Notice of Application by the following means: 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 newspaper of record.

Applicant: KinderAce LLC
Public Comment Period: August 19, 2013 through September 9, 2013
Project Location: 200 Block of 228th Avenue SE, Sammamish, WA. 98074
Tax Parcel Number: 3425069032
Existing Environmental Documents: Letter of Description, received 7/5/13; General Info & Plot Plan by Floisand Studio, received 7/5/13; Wetland & Stream Delineation Study by The Watershed Company, received 7/5/13; Targeted Drainage Report by Eastside Consultants, Inc, received 7/5/13; ESA Memorandum by ESA, received 7/5/13

Other Permits Required: Future Commercial Site Development and Building permits are expected

Staff Member Assigned: Evan Maxim, Senior Planner
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Interested persons are invited to submit written comments pertaining to the application determination no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision and appeal process, as well as requests to view documents pertinent to the proposal, 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.