



Notice of Decision for a Reasonable Use Exception

Finkbeiner RUE - PLN2010-00008

Project Description: The applicant has requested a Reasonable Use Exception (RUE) to allow the reduction of steep slope buffer and setback requirements 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 south of the subject property, and has indicated that a RUE for a single family home will be requested for the adjacent lot at a later date.

The applicant (Go Fever LLC - Bill Finkbeiner) applied for the above project on **February 18, 2010**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on March 11, 2010. On March 25, 2010, the City issued a Notice of Application, which identified a public comment period from **March 25, 2010** through **April 15, 2010**. The City of Sammamish issued a decision on February 24, 2011. This Notice of Decision was issued on **February 24, 2011** 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: March 25, 2010 through April 15, 2010
Project Location: NO SITE ADDRESS, Sammamish, WA. 98074
Tax Parcel Number: 8562901780
Existing Environmental Documents: Technical Information Report by Encompass Engineering & Surveying, received 2/18/10; Critical Areas Affidavit, received 2/18/10; SEPA Checklist, received 2/18/10; Geotechnical Engineering Study by Civiltech Engineering, dated 1/23/2008; Revised Site Plans by Encompass Engineering & Surveying, received 5/28/10; Geotechnical Engineering Study by Earth Solutions NW, received 5/28/10; Tree Assessment Report and Planting Plan by Cascade Landworks, dated 9/22/10
Other Permits Included: Future building / grading permits 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: **February 24, 2011** through **March 17, 2011**
Staff Member Assigned: Evan Maxim, Senior Planner
(425) 295-0523
emaxim@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.