



Notice of Decision for a Reasonable Use Exception

Howard Reasonable Use Exception - PLN2008-00011

Project Description: The applicant is proposing a Reasonable Use Exception (RUE) to build a new single family home with a building footprint of approximately 1,090 square feet and a total site impervious surface area of approximately 2,158 square feet. The site is substantially constrained by landslide hazard areas (related to topography and geology) and erosion hazard areas. The property is approximately 4,979 square feet in area. Drainage from the site is expected to connect to a proposed drainage pipe in 211th Avenue NE, which will discharge below the erosion and landslide hazard areas.

The applicant (Thomas Wolter) applied for the above project on **February 11, 2008**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on April 25, 2008. On May 7, 2008, the City issued a Notice of Application, which identified a public comment period from **May 7, 2008** through **June 5, 2008**. The City of Sammamish issued a decision on April 12, 2010. This Notice of Decision was issued on **April 15, 2010** 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: Rob Howard (rep: Thomas Wolter)
Public Comment Period: May 7, 2008 through June 5, 2008
Project Location: 14XX 211TH AVE NE, Sammamish, WA 98074
Tax Parcel Number: 3575304870

Existing Environmental Documents: Proposed site plans by Tye Surveyors, received April 18, 2008; Critical Areas Affidavit, dated February 5, 2008; Geotechnical Engineering Report by Dennis Joule, PE, dated February 7, 2006; Addendum to the Geotechnical Report by Dennis Joule PE received January 22, 2010; Site Plan and Re-Vegetation Plan by Tye Surveyors (received January 22, 2010).

Other Permits Included: Future building permit, possible Right of Way Use Permit

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: April 15, 2010 through May 6, 2010

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.