



Notice of Decision for a Reasonable Use Exception

Welch Reasonable Use Exception - PLN2008-00013

Project Description: The applicant is proposing a reasonable use exception (RUE) to build a new single family home with a building footprint of approximately 1,403 square feet and a total site impervious surface area of approximately 2,621 square feet. The site is substantially constrained by landslide hazard areas (related to topography and geology) and erosion hazard areas. The property is approximately 6,445 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 **April 18, 2008**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on May 07, 2008. On May 21, 2008, the City issued a Notice of Application, which identified a public comment period from **May 21, 2008** through **June 11, 2008**. The City of Sammamish issued a decision on March 30, 2010. This Notice of Decision was issued on **March 30, 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: Thomas Wolter
Public Comment Period: May 21, 2008 through June 11, 2008
Project Location: 14XX 211TH AVENUE NE, Sammamish, WA. 98074
Tax Parcel Number: 3575304875

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 December 18, 2007; Addendum to the Geotechnical Report by Dennis Joule PE received January 22, 2010; Revised Site Plans by Tye Surveyors, received January 22, 2010

Other Permits Included: Future building permit, possible future 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: **March 30, 2010** through **April 20, 2010**

Staff Member Assigned:

Evan Maxim, Senior Planner
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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.