



Community Development Department  
 801 228th Avenue SE  
 Sammamish, WA 98075-9509  
 Phone: 425-295-0500  
 Fax: 425-295-0600  
 City Hall Hours: 8:30am-5:00pm  
 Permit Center: 8:30am-4:00pm  
 Web: [www.sammamish.us](http://www.sammamish.us)  
[www.mybuildingpermit.com](http://www.mybuildingpermit.com)

**LAND USE APPLICATION**

**SMC CHAPTER 21A.50**

**Reasonable Use Exception**

A reasonable use exception is required when the requirements of the Sammamish Municipal Code 21A.50 SMC would deny all reasonable use of a property. This Type 2 land use decision is subject to the review and approval of the Director of Community Development, and is granted upon compliance with the criteria outlined in SMC 21A.50.070. There is no public hearing. Unless the project is appealed.

Please provide a letter of description and specific written responses to the (Criterion Compliance Document) following SMC criteria, to the extent known:

1. The application of 21A.50 SMC, Environmentally Critical Areas would deny all reasonable use of the property.
2. There is no other reasonable use with less impact on the critical area;
3. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the general purposes of SMC 21A.50 and the public interest.
4. Any alterations permitted to the critical area shall be the minimum necessary to allow for reasonable use of the property; and any authorized alteration of a critical area under SMC 21A.50.070 Reasonable Use Exceptions shall be subject to conditions established by the department including, but not limited to, mitigation under an approved mitigation plan.

***Please complete the Submittal Items Table below & over:***

SUBMITTAL ITEMS			
Please mark each box with an "X"			
	Base Land Use Application		Critical Area Affidavit
	Pre-Application Conference Notes <sup>1</sup>		Critical Area Study <sup>2</sup> (FWHCA, wetland & Stream) x 4 copies (If applicable)
	Digital copy of all documents		Geotechnical Report <sup>2&amp;4</sup> x 4 copies (If applicable)
	Acceptance of Financial Responsibility /Affidavit of Applicant Status		Development Plan Set – 7 copies per submittal instructions & electronic PDF <sup>4</sup>
	Project Description		Technical Information Report <sup>2,5</sup> & x 4 copies
	Criterion Compliance Document		Draft Easements

# SUBMITTAL ITEMS

Please mark each box with an “X”

	Street Variation Request (if proposed)		Mailing List, Map & Labels <sup>3</sup> <ul style="list-style-type: none"> <li>• One list &amp; map of property owners within 1,000 feet of subject property line</li> </ul> <i>2000 feet for properties within EHNSWB overlay</i> <p>Four sets of mailing labels</p>
	Director’s Modification Request (if proposed)		
	Traffic Concurrency Certificate		
	Water & Sewer Certificates or Septic System Approval <sup>3</sup> x 2 copies		Legal Notice Posting: \$190.40
	King County Health Department Septic Approval <sup>2</sup> (if required)		Publication/Mailing: \$260.00
	Legal Description		Counter Service Intake Fee Type 2: \$244.00
	ESF&R Plan Review Sheet		Preliminary Review Deposit: \$2,440.00
	Title Report (< 30 days old include supplemental document)		Critical Area Review: \$610.00

- <sup>1</sup> If you would like to schedule a conference regarding a land use application please contact the Community Development Department.
- <sup>2</sup> When applicable.
- <sup>3</sup> As identified by KC Tax Assessor records. The 1,000 foot area shall be expanded as necessary to include at least 20 different property owners.
- <sup>4</sup> Engineering Plans & reports must have a wet stamp and signed by a professional engineer licensed in the state of Washington. Approval based on reference criteria in 21A.110
- <sup>5</sup> Address Core Reg 1,2,3, and 8 per adopted drainage manual.

The listed fees are initial deposit amounts based on hourly rate. If the initial deposits have been exhausted before the project is completed an additional deposit will be required in the amount estimate by the Community Development Department round to the nearest 10 hour increment.