



## Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.sammamish.us](http://www.sammamish.us)

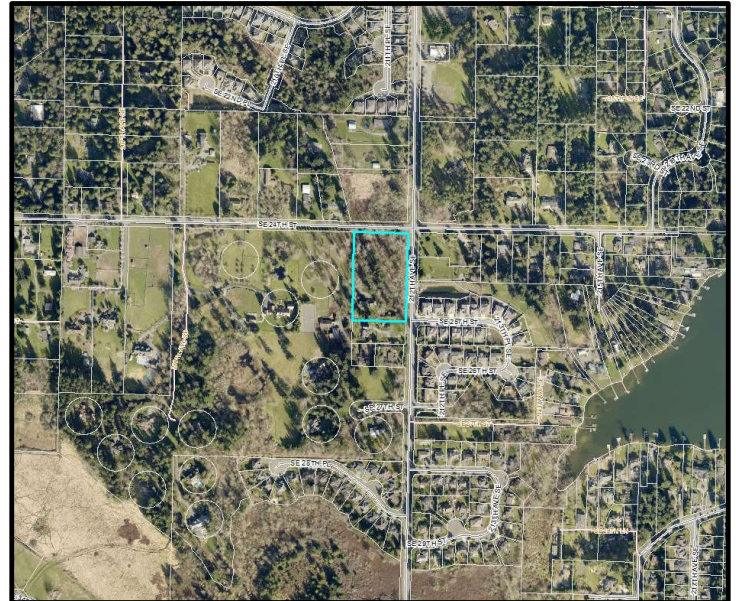
### NOTICE OF DECISION MENATH CONDITIONAL USE PERMIT CUP2017-00404

**Date of Notice: January 31, 2018**

**Public Comment Period: Ends February 21, 2018 at 5 PM**

**Notice is Hereby Given:** that on January 31, 2018 the City of Sammamish approved the Menath Conditional Use Permit (CUP), CUP2017-00404. The applicant requested a CUP to allow the development of a second single-family residence on a 3.49-acre property. The property is zoned R-1 and contains a large wetland system adjacent to the northeastern corner. A CUP is required to add a second single-family residence to a lot pursuant to SMC 21A.20.030(B)(9). CUP's are Type 2 Permits, reviewed and approved administratively, no public hearing is required. CUP's are subject to the approval criteria described in SMC 21A.110.040.

**Documents Received:** Land Use Application; Acceptance of Financial Responsibility for Project Fees; Letter of Description; Project Description; Critical Area Affidavit; Revised Critical Areas Study and Criterion Compliance Document; Title Report; Proposed Plan Set; and Arborist Report. A copy of the decision and exhibits, can be found here: <https://spaces.hightail.com/receive/5GGMI3z8dJ>.



**Location:** The proposed project is located at 21103 SE 24th Street, Sammamish, WA 98075.

**Tax Parcel:** 0824069072

**Applicant:** Fred Menath, 21103 SE 24th Street, Sammamish, WA, 98075, Phone: (425) 392-2747, Email: [fred@sweaterstone.com](mailto:fred@sweaterstone.com)

**Other Potential Permits:** Future Building Permit and Clear and Grade Permit.

**State Environmental Policy Act (SEPA) Review:** The proposed CUP is exempt from the provisions of SEPA pursuant to WAC 197-11-800(6) and SMC 20.15.040.

**Staff Contact:** Ryan S. Harriman, AICP, Senior Planner, Community Development Department. City of Sammamish, 801 228th Avenue SE, Sammamish, Washington 98075, (425) 295-0529 or [rharriman@sammamish.us](mailto:rharriman@sammamish.us)

**Public Comment Period:** A 21-day appeal period applies to this project. Public comment on this proposal will be accepted from January 31, 2018 through February 21, 2018 at 5 PM. Please direct comments to the staff contact listed above.

*Interested persons are invited to submit written comments pertaining to the application 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.

### Site Plan

