

NOTICE OF DECISION
SPIRIT HOUSE REASONABLE USE EXCEPTION
RUE2018-00010

Date of Notice: December 17, 2018
Appeal Period Ends: January 7, 2019 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish has approved, with conditions, an application for a reasonable use exception (RUE), received on January 4, 2018. The Applicant requests a RUE to development a single-family residence on a lot entirely encumbered by critical areas and their associated buffers. The plan would require 6,178 square feet of impact (including the 1,872 square foot footprint, a 3,161 square foot yard area, and 1,145 square foot driveway and sidewalk.) to the standard buffer of a tributary to Laughing Jacob's Creek, and an associated wetland. To compensate for the buffer impacts, the Applicant will provide 21,500 square feet of buffer enhancement mitigation. The parcel is encumbered to such a degree that administrative remedies, such as buffer averaging, would not be possible.

In accordance with SMC 20.05.060, on December 17, 2018 the City issued this Notice of Decision by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

File Number: RUE2018-00010

Date of Application: January 4, 2018

Determination of Completeness: January 5, 2018

Date of Notice of Application: January 11, 2018

Date of Notice of Revised Application: October 16, 2018

Applicant: Acron Tenant Improvement Contractors, c/o Cameron Severson., 5150 Village Park Drive SE, Suite 107, Bellevue, WA 98006, Phone: (425) 289-1641, Email: accounting@acron-ti.com.

Owner: Elliott Severson, 5150 Village Park Drive SE, Suite 107, Bellevue, WA 98006.

Project Location: The proposed RUE is located at to the immediate south of 3435 228th Avenue SE, Sammamish, WA, further identified as King County Assessor's Parcel Number 0924069089, lying within the SE Quarter of Section 09, Township 24 North, Range 06 East, W.M., Washington.

Staff Project Planner Assigned: Daniel De Bord, Associate Planner Phone: 425-295-0522, Email: ddebord@sammamish.us.

Existing Documents Available for Review: Preliminary Project Plans, Title Report, Legal Description, Arborist Report (attached to Critical Areas Report), Critical Areas Report, Water and Sewer Certificates of Availability, and a Preliminary Technical Information Report. A copy all file documents can be found here: <https://spaces.hightail.com/space/MTp2Bfsq9L>.

State Environmental Policy Act (SEPA) Review: The proposed action is exempt from the provisions of SEPA pursuant to WAC 197.11.800(6)(a).

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080. The appeal period for this decision shall run from December 17, 2018 to January 7, 2019 at 5 PM.

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.