



**NOTICE OF APPLICATION
MAYBEE REASONABLE USE EXCEPTION
RUE2018-00074**

**Date of Notice: March 13, 2018
Public Comment Period: Ends April 3, 2018 at 5 PM**

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application for a reasonable use exception (RUE) on February 8, 2018. The Applicant requested an RUE to develop a 3,500 square foot single-family residence (2,680 square foot building footprint) on a property entirely encumbered by critical areas and their associated buffers. The subject property is a 4.6-acre parcel at the east end of SE 8th Street to the east of East Lake Sammamish Parkway.

The property contains steep (over 40%) slopes over much of the property as well as a wetland, stream, and a landslide hazard area. It is also within the Erosion Hazards near Sensitive Water Bodies Overlay area. The critical areas, when combined with the required buffers, leave very little developable area for the construction of a single family detached home. As a result, the Applicant requested a reasonable use exception pursuant to the provisions of Sammamish Municipal Code (SMC) 21A.50.070(2).

In accordance with SMC 20.05.060, on March 13, 2018 the City issued this Notice of Application 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: RUE2018-00074

Date of Application: February 8, 2018

Date of Completeness Determination: March 1, 2018

Date of Notice of Application: March 13, 2018

Applicant: Community Land Planning, c/o Craig Krueger, 15506 NE 103rd Way, Redmond, WA 98052, Phone: 425-478-3267, Email: cjkrueger@live.com

Owner: Clarion Maybee and Barbara Armo, 6717 46th Avenue SW, Seattle, WA 98163, Phone: 206-713-0712, Email: clare.maybee@outlook.com

Project Location: The proposed RUE is located immediate south of 20322 SE 8th Street, Sammamish, WA, further identified as King County Assessor's Parcel Number 3225069156, lying within the SW Quarter of Section 32, Township 25 North, Range 06 East, W.M., Washington.

Staff Project Planner Assigned: Ryan Harriman, AICP, Senior Planner P: 425-295-0529, E: rharriman@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

Existing Documents Available for Review: Application, Affidavit of Applicant Status, Topographic Survey, Preliminary Project Plans, Title Report, Geotechnical Report, Arborist Report (attached to Critical Areas Report), Critical Areas Report, Public Works Standard Deviation Request, Pre-Application Notes, Legal Description, Neighborhood Land Development Analysis (Compatibility), and a Preliminary Technical Information Report. A copy all file documents, including the proposed site plan in a viewable format can be found here: <https://spaces.hightail.com/receive/J5g10g05gL>

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

Public Comment Period: A 21-day public comment period applies to this project. Public comment on this proposal will be accepted from March 13, 2018 through April 3, 2018 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

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

