

**NOTICE OF DECISION
TOPP REASONABLE USE EXCEPTION
RUE2018-00461**

**Date of Notice: August 22, 2019
Appeal Period Ends: September 12, 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 July 17, 2018. The Applicant requests a RUE to develop a single-family residence (SFR), a driveway with an associated retaining wall, and a stormwater facility within a Landslide Hazard Area and/or its buffers, in accordance with Sammamish Municipal Code (SMC) 21A.50.070. The parcel is encumbered to such a degree that administrative remedies, such as buffer reduction, would not be possible. The RUE allows for a maximum footprint of 1,200 square feet for the SFR and driveway size and configuration to be minimal, developed in substantial conformance with the site plan. The stormwater facility shall be minimized in size while complying with the current applicable City of Sammamish Surface Water Design Manual. Slope stability will be maintained for the SFR by an engineered foundation, for the driveway by the construction of the engineered retaining wall, and for the entire parcel by an approved erosion and sediment control plan, vegetation management plan, stormwater management, and geotechnical monitoring during construction.

In accordance with SMC 20.05.060, on August 22, 2019, the City issued this Notice of Decision by the following means: mailed notice to property owners within 1,000 feet of the subject site and, to owners of record for property within a 2,000-foot-wide column centered at the site and extending directionally with the natural drainage of the basin to the perimeter of the overlay or to the Lake Sammamish shoreline; a sign posted on the subject site; and by placing a legal notice in the local newspaper.

File Number: RUE2018-00461

Date of Application: July 17, 2018

Determination of Completeness: July 30, 2018

Date of Notice of Application: July 30, 2018

Applicant/Owner: Doug Topp, 16674 SE 17th Street, Bellevue, WA 98008, Phone: (206) 949-5155, Email: dmtopp@comcast.net

Project Location: The subject property is located immediately to the north of 1346 211th Avenue NE, Assessor Parcel Number 3575305473, lying within the SE Quarter of Section 29, Township 25 North, Range 06 East, W.M., Washington.

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

Available Existing Documents Include: Preliminary Project Plans, Title Report, Legal Description, Arborist Report, Critical Areas Affidavit, Water and Sewer Certificates of Availability, Preliminary Geotechnical Report, and a Preliminary Technical Information Report. A copy all file documents can be found here: <https://spaces.hightail.com/space/RawioAZy7T>.

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 August 22, 2019 to September 12, 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.