



**NOTICE OF DECISION  
PALANCHUK REASONABLE USE EXCEPTION  
FILE NO.: RUE2020-00099**

**DATE OF NOTICE:** March 1, 2021

**APPEAL PERIOD:** March 1, 2021 to March 22, 2021 at 5:00 p.m.

**NOTICE IS HEREBY GIVEN** that on March 1, 2021, **DENIAL** was granted by the Department of Community Development for the Palanchuk Reasonable Use Exception – RUE2020-00099. Public notice has been provided via mailed notice to property owners within 2,000 feet of the subject site, a sign posted on the subject site, and publication of a legal notice in the local newspaper.

**PROJECT DESCRIPTION:** Reasonable Use Exception (RUE) to allow development of a single-family residence (SFR) and ancillary infrastructure within the critical areas buffers.

**Online documents:** A copy of the Decision, plan sets, exhibits, and other supporting documentation, except for this notice, can be accessed through the following link: <https://spaces.hightail.com/space/v6UthUnfu3>

**Project Location:** Southerly of 2028 East Lake Sammamish Pkwy NE, Sammamish, WA - Parcel No.: 752590-0010

**Applicant/Owner:** Alex Capron, 750 6<sup>th</sup> St S, Kirkland, WA 98033, (P) 206-427-9918, (E) [acapron@watershedco.com](mailto:acapron@watershedco.com)

**SEPA THRESHOLD DETERMINATION:** The City is unable to make a SEPA Threshold Determination for this proposal since the proposal does not conform to the applicable regulations of Title 21A.50.

**Existing Environmental Documents Available for Review:** Preliminary Project Plans, Arborist Report, Critical Areas Report, Geotechnical Report, and SEPA Checklist.

**Date of Application:** February 18, 2020

**Date of Completeness:** March 13, 2020

**Date of Notice of Application:** March 25, 2020

**Staff Project Planner:** Jasvir Singh, Planner (P) 425-295-0506 (E) [JSingh@sammamish.us](mailto:JSingh@sammamish.us)

Address: City of Sammamish City Hall, 801 228<sup>th</sup> Avenue SE, Sammamish, Washington 98075.

**Appeal Period:** This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Municipal Code (SMC) 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5:00 p.m. on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall or are available upon request at (425) 295-0500. Please direct comments to the Staff Project Planner.

*Inquiries regarding the application, 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, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*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.*