

**NOTICE OF APPLICATION / SEPA NOTIFICATION  
REASONABLE USE EXCEPTION  
RUE2021-00345 HUANG SFR**

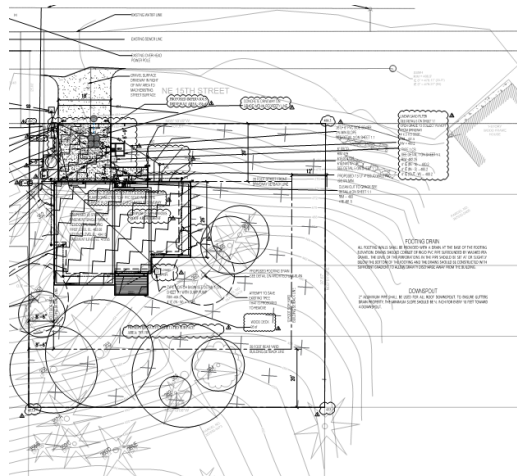
**Date of Application:** April 11, 2021

**Date of Completeness Determination:** April 28, 2021

**Date of Notice:** May 10, 2021

**PROJECT DESCRIPTION:** Reasonable Use Exception to allow the construction of a two-story single-family residence with about 1,475SF building footprint and 360SF driveway on a vacant lot zoned R-4. The site is encumbered with the following critical areas: Erosion Hazards Near Sensitive Water Bodies, Landslide Hazard Area, Landslide Hazard Drainage, Erosion, and No Disturbance. A Reasonable Use Exception is to be used when the requirements of Sammamish Municipal Code 21A.50 would deny all reasonable uses of a property. With approval, a reasonable use exception can make allowances for alterations of critical areas, critical area buffers and setbacks so that reasonable use can occur.

**Link to Online Application Documents:** <https://spaces.hightail.com/space/G4yFCxClgS>



**Project Location:** Unaddressed Vacant Parcel, Sammamish, WA 98074 (Parcel No.: 3575305470)

**Applicant:** Yu Wang, PM Architecture, 5638 E Mercer Way, Mercer Island, WA 98040

**Public Comment Period:** May 10 through May 31, 2021 at 5:00 p.m.

**Planning Project Manager:** Mark Newman, Associate Planner, [mnewman@sammamish.us](mailto:mnewman@sammamish.us)

During the public comment period, comments may be sent to the Planning Project Manager in writing or via email.

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. Due to COVID-19 public health concerns, please note that Sammamish City Hall is currently closed to the public. 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.

**Environmental Documents Available for Review:** Project Narrative, Critical Areas Study, Geotechnical Report, Preliminary Plan Set, and SEPA Checklist.

**State Environmental Policy Act (SEPA) Review:** Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance (DNS) for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.