

**NOTICE OF APPLICATION / SEPA NOTIFICATION
REASONABLE USE EXCEPTION
RUE2021-00408 DELAMERE-SCHNEIDER SFR**

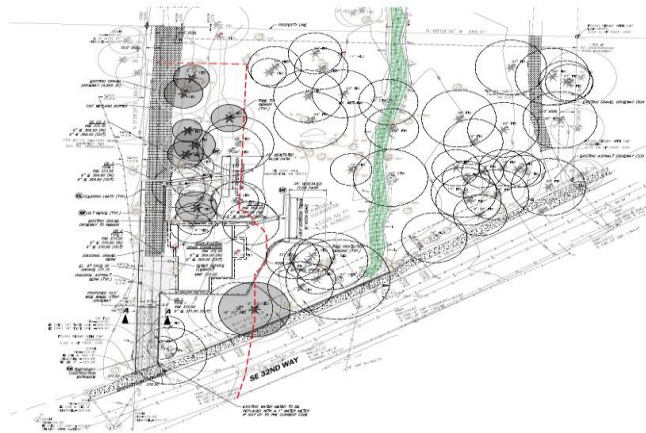
Date of Application: May 20, 2021

Date of Completeness Determination: July 19, 2021

Date of Notice: July 29, 2021

PROJECT DESCRIPTION: Reasonable Use Exception to allow the construction of a 2,293 square-foot two-story single-family residence with 770 square-foot basement and 405 square-foot attached garage on a vacant lot zoned R-4. The site is encumbered with the following critical areas: Laughing Jacobs Creek Type F stream, and Class 3 Critical Aquifer Recharge Area. 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/gH55Hpe3fs>



Project Location: Unaddressed Vacant Parcel, Sammamish, WA 98075 (Parcel No.: 1024069156)

Applicant's Agent: Bob Nix, Senior Project Planner/ PM, Core Design Inc, 12100 NE 195th Street Suite 300, Bothell, WA 98011

Applicant's Agent Contact: P: 425-885-7877, E: RWN@coredesigninc.com

Public Comment Period: July 29 through August 19, 2021 at 5:00 p.m.

Planning Project Manager: Mark Newman, Associate Planner, 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, Mitigation Plan, Geotechnical Report, Preliminary Site Plan, 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.