



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

NOTICE OF DECISION MAYBEE - REASONABLE USE EXCEPTION RUE2018-00074

Date of Notice: March 2, 2020

Appeal Period: March 2, 2020 to March 23, 2020 at 5:00 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish has approved, with conditions, an application for a reasonable use exception (RUE), in accordance with Sammamish Municipal Code (SMC) 21A.50.070, to enable the development of a single-family residence and ancillary infrastructure on a 4.65-acre lot within standard Critical Area building setbacks and buffers of associated Landslide Hazard Area and wetlands. The development involves adding 4,979 square feet of impervious surfaces, which includes a 1,925-square foot house footprint and 2,413 square feet of access road widening. The parcel is encumbered to such a degree that administrative remedies, such as buffer reduction, would not be possible.

For mitigation, the applicant will permanently preserve and protect 3,152 square feet of forested Critical Area buffer in a tract and remove a patch of invasive species. Temporary impacts areas will be restored with a variety of native plantings, with the goal to increase the habitat value of these areas.

Applicant: Community Land Planning, c/o Craig Krueger, 16340 NE 83rd Street, 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: Vacant lot immediately south of 20322 SE 8th Street, Sammamish, WA, King County Parcel Number 3225069156.

Staff Contact: Andrew Johnson, Associate Planner, P: 425-295-0578, E: ajohnson@sammamish.us.

Available Existing Documents Include: Application, Affidavit of Applicant Status, Topographic Survey, Project Narrative, Site Plans, Title Report, Criterion Compliance Document, ESFR Review Form, Geotechnical Report, Arborist Report, Critical Areas Affidavit, Critical Areas Report, Alternative Plans Assessment, Mitigation Report, Public Works Standard Deviation Requests, Project Guidance Notes, Pre-Application Notes, Legal Description, Neighborhood Land Development Analysis (Compatibility), Mailing List and Map, and a 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/space/fV2ymf0w7e>.

State Environmental Policy Act (SEPA) Review: The proposed action is exempt from the provisions of SEPA pursuant to WAC 197.11.800(1) and (6).

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080.

Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 228th Ave SE, Sammamish, WA 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.