



NOTICE OF DECISION MORENO REASONABLE USE EXCEPTION– RUE2016-00116

Date of Notice: March 31, 2017

Appeal Period Ends April 20, 2017 at 5 PM

NOTICE IS HEREBY GIVEN that on March 30, 2017 the City of Sammamish Department of Community Development issued a decision for the Moreno Reasonable Use Exception (RUE), RUE2016-00116.

The applicant proposed a Reasonable Use Exception to construct a single family residence and associated infrastructure in the southeast corner of the parcel (Tax Lot 3575304916); underlying lots within this site will be combined through a Boundary Line Adjustment (BLA). The existing land is encumbered by landslide hazard areas, erosion hazard areas, and associated buffers. The proposed development will result in approximately 2,035 square feet of impervious surface, including a building footprint of approximately 1,400 square feet. The proposed improvements will drain to a proposed City stormwater drainage system.

The City evaluated the reports and items submitted by the applicant in support of the proposal, and issued an approval with conditions. A copy of the Decision and Exhibits can be found here: <https://spaces.hightail.com/receive/d7U25>.

File Number: RUE2016-00116

Date of Application: April 19, 2016.

Date of Completeness Determination: May 16, 2016

Date of Notice of Application: May 27, 2016.

Applicant: Jorge Moreno, 9016 Avondale Road NE, Redmond, WA 98052

Project Location: The proposed action is located within the 1400 block of 210th Avenue NE, Sammamish, WA. The property is further identified as King County Assessors Tax Parcel Numbers 3575304950 and 3575304916., within the W1/2, SW1/4, of Section 2, Township 24 North, Range 6 East, W.M.

Staff Project Planner Assigned: Ryan Harriman, AICP, Senior Planner P: (425) 295-0529, E: rharriman@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

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 March 31, 2017 to April 20, 2017 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

Inquiries regarding the application, revised 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.

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.

SITE PLAN

