



NOTICE OF PUBLIC HEARING – HEARING EXAMINER

DIRECTOR’S CODE INTERPRETATION

FILE NO.: POL2021-01007 – SMC 21A.20.030 Community Residential Facilities

When: March 2, 2022, at 9:30 a.m.

Location of Hearing: <https://www.sammamish.us/news-events/event-calendar/>

Date of Notice: January 20, 2022

PROJECT DESCRIPTION: On September 18, 2021, Ilie Luca, filed a code interpretation request with the Department of Community Development. The request asked for interpretation of Sammamish Municipal Code definitions 21A.15.220 (Community Residential Facilities), 21A.15.351 (Dwelling Unit, Attached Accessory), and 21A.15.450 (Family) in relation to seek permitting of an 8-person Community Residential Facility (CRF) operating out of a single-family home in the Residential Zoning District.

On November 11, 2021, the Department Community Development issued code interpretation by concluding that Ilie Luca proposal does not meet the criteria for Community Residential Facility-I and instead qualifies as Community Residential Facility-II, which is prohibited use in the R4 zone. The appellant is now appealing the City’s Interpretation of SMC 21A.20.030.

SEPA THRESHOLD DETERMINATION: Not Applicable

Project Location: 3435 228TH Ave SE, Sammamish, WA 98075

Appellant: Ilie Luca (Lucas AFH, Inc.)

Online Documents:

https://spaces.hightail.com/space/E0zyOSQsfd?_gl=1*qklg2s*_ga*MTY5Njc3NjEzMS4xNjM3NjAxMDQw*_ga_SF4Y7ECC_C9*MTYzNzYxMzM5M5Mi4yLjEuMTYzNzYxMzM5M5Mi42MA

Staff Member Assigned: Jasvir Singh, Associate Planner, JSingh@sammamish.us

Appeal Process: In accordance with SMC 20.10.240, the City of Sammamish Hearing Examiner is required to issue a decision within 10 days of the conclusion of the hearing. The Hearing Examiner’s Decision on this code interpretation shall be considered the final decision of the City and is subject to request for reconsideration under SMC 20.10.260 and in accordance with City of Sammamish Hearing Examiner Rules of Procedure Section 504. The final decision of the City, as issued by the City of Sammamish Hearing Examiner, is appealable to the Washington State Superior Court (SMC 20.10.250).

Hearing Information: Due to the continued mandates by the Governor’s Office and Hearing Examiner’s preference to encourage and practice social distancing measures, the hearing will be held virtually online on March 2, 2022, at 9:30 am. Instructions to access the virtual meeting are on the City’s website by selecting the hearing date at <https://www.sammamish.us/news-events/event-calendar/> or are also available upon request at (425) 295-0500. Any additional inquiries may be directed to the Staff Project Planner.

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.