



Notice of Decision for a Reasonable Use Exception

KinderAce / Pagliacci Pizza RUE – RUE2013-00124

Project Description: The applicant has applied for a Reasonable Use Exception to allow for construction of a restaurant (Pagliacci Pizza) within an area constrained by a Type F stream, a Category 1 wetland, and associated buffers. The proposed area of disturbance is approximately 12,000 square feet, which includes 7,500 square feet associated with the driveway, 24-stall parking lot, and walkway. The project improvements also include a building footprint of approximately 4,500 square feet.

The applicant (KinderAce, LLC) applied for the above project on **July 5, 2013**; following a review to confirm that a complete application had been received, the City issued a corrected letter of completion to the applicant on August 15, 2013. On August 19, 2013, the City issued a Notice of Application, which identified a public comment period from **August 19, 2013** through **September 9, 2013**. The City of Sammamish issued a decision on November 15, 2013. This Notice of Decision was issued on **November 15, 2013** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Denied**.

Applicant: KinderAce LLC
Public Comment Period: August 19, 2013 through September 9, 2013
Project Location: 200 Block of 228th Avenue SE, Sammamish, WA. 98074
Tax Parcel Number: 3425069032

Existing Environmental Documents: Letter of Description, received 7/5/13; General Info & Plot Plan by Floisand Studio, received 7/5/13; Wetland & Stream Delineation Study by The Watershed Company, received 7/5/13; Targeted Drainage Report by Eastside Consultants, Inc, received 7/5/13; ESA Memorandum by ESA, received 7/5/13

Other Permits Included: None

Public Hearing: A Public Hearing is not required for this project.

Appeal Period: **November 15, 2013** through **December 6, 2013**

Staff Member Assigned:

Evan Maxim, Senior Planner
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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.