

**NOTICE OF PUBLIC HEARING, STAFF REPORT, AND
RECOMMENDATIONS
OGREN RESIDENTIAL DEVELOPMENT
SVAR2015-00209 & ZVAR2015-00208**

Date of Notice: January 20, 2017

Appeal Period: Ends February 9, 2017 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish Hearing Examiner will conduct a public hearing March 2, 2017 at 9:00 am, or soon thereafter, regarding the Ogren Shoreline Variance, SVAR2015-00209 and Zoning Variance ZONV2015-00208. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).

NOTICE IS FURTHER GIVEN that the City of Sammamish Community Development Department issued a staff report in conjunction with a recommendation to the Hearing Examiner to approve shoreline variance - SVAR2015-00209 and zoning variance - ZONV2015-00208. The City of Sammamish consolidated project review process for these proposals. The proposals were reviewed under the higher level permit type pursuant to SMC20.05.020(2).



Project Description: The applicant requests a Zoning Variance and Shoreline Variance to accommodate the development of a single family residence within the urban conservancy shoreline environment associated with Lake Sammamish and within the R-4 Zoning District. The proposal is for a 1,844 SF single family home located primarily within the eastern portion of the parcel. The home will include an attached deck. A zoning variance (ZVAR2015-00208) was requested to reduce the standard 10-foot street setback to a minimum of 1-foot in a single location to allow for the garage. The remainder of the home (including the second story above the garage) will be set back a minimum of 5 feet. Due to the severity of the site constraints, reasonable use of the property will still require the reduction of the standard shoreline setback through a shoreline variance (SVAR2015-00209). The shoreline setback within the Urban Conservancy shoreline environment is 50 feet and cannot be reduced (SMC 25.06.020.9 and 25.06.020.11). Thus, a shoreline variance is requested to reduce the setback beyond that allowed by code in order to obtain reasonable use of the property. The proposal includes a reduction in the setback to a minimum of 20-feet along a majority of the property.

The applicant applied for the above project on August 20, 2015. The project was deemed complete for the purpose of review on August 27, 2015. The City issued a Notice of Application on September 2, 2015, which identified a public comment period from September 2, 2015 through October 2, 2015 (30 days). This Notice of Public Hearing was issued on January 20, 2017 and public notice has been provided via: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

Applicant: Dan and Marisa Ogren 23047 NE 19th Drive Sammamish, WA 98074

Environmental Consultant: The Watershed Company, c/o Kenny Booth, AICP, Principal/Senior Planner, 750 Sixth Street South, Kirkland, WA 98033

Environmental Review: The proposed development was reviewed under the provisions of the State Environmental Policy Act (SEPA). The proposal is exempt from the provisions of SEPA pursuant to WAC 197-11-800(6)(e). The development of single family residences and their appurtenances are exempt from substantial development per WAC 173-27-040(2)(g).

Public Comment Period: September 2 through October 2, 2015 (30 days)

Project Location: The proposed single family residence is located just north of 3123 East Lake Sammamish Parkway NE, Sammamish, WA 98074. Further identified as King County Assessors Tax Parcel Number 2025069085, within the SW 1/4 of Section 20, Township 25 Range 06 East, W.M., Sammamish, WA

Possible Permits Required: Building permits, Hydraulic Project Approval (HPA), CORPS approval, and Ecology approvals.

Existing Documents: Application for SVAR2015-00209, dated August 20, 2015, Determination of Complete Application/Letter of Completeness, dated August 27, 2015, Notice of Application/Mailing list, Application for ZONV2015-00208, dated August 20, 2015, Ogren Critical Areas Study January 2017, Ogren Shoreline Variance Letter of Description January 2017, Ogren Zoning Variance Letter of Description January 2017, Ogren Mitigation Plan Set January 2017, Ogren Shoreline Variance Compliance Report January 2017, Ogren Zoning Variance Compliance Letter January 2017, Letter from Kenny Booth, Watershed Company August 25, 2016, Tree Replacement – Ogren Shoreline Variance, Letter from Kenny Booth, Watershed Company August 25, 2016, Offsite Wetland Buffer - Ogren Shoreline Variance, Legal Description, critical Areas Affidavit, Acceptance of Financial Responsibility.

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

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

