



Reasonable Use Exception

A reasonable use exception is required when the requirements of the Sammamish Municipal Code (SMC) 21A.50 would deny all reasonable use of a property. This Type 2 land use decision is subject to the review and approval of the Director of Community Development, and is granted upon compliance with the criteria outlined in SMC 21A.50.070(2). The decision of the Director of Community Development is appealable to the Hearing Examiner.

Please provide a Criterion Compliance Document that includes specific written descriptions of how the property meets the following SMC criteria:

1. The application of Chapter 21A.50 SMC (Environmentally Critical Areas) would deny all reasonable use of the property.
2. There is no other reasonable use with less impact on the critical area.
3. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the general purposes of SMC 21A.50 and the public interest.
4. Any alterations permitted to the critical area shall be the minimum necessary to allow for reasonable use of the property; and any authorized alteration of a critical area under SMC 21A.50.070 (Reasonable Use Exceptions) shall be subject to conditions established by the department including, but not limited to, mitigation under an approved mitigation plan.

Applicant Information

Name: _____ Owner Name (if different): _____
E-mail: _____ Company (if applicable): _____
Address: _____ Phone: _____

Property Information

Property Address: _____ Parcel Number(s): _____
Current Zoning: _____ Development Name: _____
Critical Areas on or near property: _____

Required Documents

Submittal Instructions

- If applying in person, applicants must [schedule an intake appointment](#).
- If applying in person, one paper copy of each document is required, including a signed version of this cover sheet, unless otherwise stated.
- A PDF of each document is required at time of submittal on a USB drive. Please label files as follows: ProjectType_DocumentType (for example: RUE_ProjectNarrative).

Submittal Documents

- [Acceptance of Financial Responsibility / Affidavit of Applicant Status](#)
- Boundary, Topographic, and Land Features Survey
- Criterion Compliance Document (see page 1 for requirements)
- Critical Area Affidavit
- Critical Area Study
- Draft Easements
- [Eastside Fire & Rescue Review Sheet](#)
- Geotechnical Report
- [Historic Resources Affidavit](#)
- King County Health Department Septic Approval (if required)
- Legal Description
- Mailing List ([Template](#)) and [Map](#)
 - a. Mailing list and map to include all property owners within 1,000 feet of the subject site (2,000 feet for properties within EHNSWB overlay).
- Neighborhood Land Development Analysis
- Plan Set
- Pre-Application Conference Notes
- Project Narrative
- Public Works Standards Deviation (if proposed)
- Signed Application Form
- Technical Information Report (3 copies)
- Title Report (<30 days old)
- Water & Sewer Certificates or Septic System Approval

Fees

Type 2 Land Use Application Counter Service Intake Fee	\$272
Preliminary Review Deposit	\$1,360
Legal Notice Posting	\$315
Legal Notice Publication/Mailing	\$289
Critical Area Review	\$1,360

The listed fees are initial deposit amounts based on hourly rate. If the initial deposits have been exhausted before the project is completed an additional deposit will be required in the amount estimate by the Community Development Department round to the nearest 10-hour increment.

Signatures

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will terminate this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with Chapter 20.05 SMC.

Applicant, Representative, and/or Owner Signature:

Date:

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Date: