



**NOTICE OF PUBLIC HEARING, NOTICE OF SEPA THRESHOLD DETERMINATION OF
NONSIGNIFICANCE, NOTICE OF STAFF RECOMMENDATION
PAUL RESIDENTIAL DEVELOPMENT
SVAR2016-00376 & ZONV2016-00377**

**Date of Notice: November 13, 2017
Appeal Period: Ends December 4, 2017 at 5 PM**

NOTICE IS HEREBY GIVEN that the City of Sammamish Hearing Examiner will conduct a public hearing February 13, 2018 at 10:00 am, or soon thereafter, regarding the Paul Shoreline Variance, SVAR2016-00376 and Zoning Variance ZONV2016-0077. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).

On October 5, 2016 The City of Sammamish received an application for a shoreline variance (Type 4 Permit) from the shoreline setback requirements of Sammamish Municipal Code (SMC) 25.06.020 and zoning variance (Type 2 Permit) from the street setback requirements of SMC 21A.25.030, for the development of a single-family residence. 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). The application was submitted on and deemed complete for the purpose of review on October 13, 2016.

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 - SVAR2016-00376 and zoning variance - ZONV2016-00377.

Project Description: The Applicant requests a Shoreline Variance (SVAR2016-00376) and Zoning Variance (ZONV2016-00377) for the development of a single-family residence and associated appurtenances within the urban conservancy shoreline environment associated with Lake Sammamish, and within the R-4 Zoning District. The proposal is for the development of a 1,905 square foot single-family residence located primarily within the southeastern portion of the parcel, a 1,101 square foot pervious pavement driveway, and a box culvert for the stream crossing. The Applicant requests the following:

Zoning Variance

A zoning variance was requested to reduce the standard 10-foot street setback to a minimum of five-feet. Due to the site constraints, reasonable use of the property will still require the reduction of the standard shoreline setback.

Shoreline Variance

Pursuant to SMC 25.06.020(9), the standard shoreline setback within the Urban Conservancy shoreline environment is 50-feet, which cannot be reduced except through an approved shoreline variance. Due to the site constraint of the shoreline setback and multiple Type F stream buffers, the Applicant requested a shoreline variance to reduce the setback to a minimum of 33-feet to obtain reasonable use of the property. The size of the proposed single-family residence is typical of Lake Sammamish waterfront lots of similar size.

Stream Buffer Reduction:

The Applicant requests a stream buffer reduction from 150-feet to 37.5-feet in the area surrounding the proposed residence, however, the Applicant will continue a 75-foot buffer from the stream on the northern side of the property to the proposed lawn area. A 15-foot building setback will be required from the reduced buffer.

The Applicant requests a reduction from the stream buffer located on the property to the south, from 150-feet to 112-feet. A 15-foot building setback will be required from the 112-foot buffer. Access to the site is proposed from

the existing driveway shared by neighbors to the northeast of the proposed residence. The driveway will be pervious and the stream crossing will be made using a box culvert, which is similar to the East Lake Sammamish Trail stream crossing located immediately east of the property.

Mitigation:

Mitigation sequencing has been followed and the proposed mitigation plan will compensate for the loss of shoreline function and stream buffer afforded by the proposed buffer and setback reductions, siting of the proposed single-family residence, and proposed 460 square feet of lawn. This will be accomplished through enhancement of the denuded areas north of the on-site stream (approximately 1,000 square feet) and enhancing the remaining reduced setback (approximately 7,000 square feet) using a diverse mix of native trees, shrubs and woody groundcover species that are suitable for the area, and will result in a net increase in shoreline function. A maintenance and monitoring plan will help ensure the long term success of the project.

Applicant: Jyotirmoy Paul, 10700 NE 4th Street, Unit 3802, Bellevue, WA 98004, (425) 301-0426, Jyoti_paul@yahoo.com

Environmental Review: The proposed development was reviewed under the provisions of SEPA. The City of Sammamish issued a Determination of Nonsignificance (DNS) for this project on November 13, 2017 under the optional SEPA review method.

Public Comment Period: The first Public Comment Period ran from October 31, 2016 through November 21, 2016. The Second Public Comment Period ran from June 5, 2017 through July 5, 2017.

Project Location: The proposed project is located directly south of 3105 East Lake Sammamish Parkway NE, within the SW 1/4 of Section 20, Township 25 Range 06 East, W.M., Sammamish, WA. The property is further identified by King County Tax Parcel Number 2025069151

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

Existing Documents: Application for SVAR2016-00376 and ZONV2016-00377, October 5, 2016; Proposed development plans; Zoning Map; Shoreline Environmental Designation Map; Nearby Home Calculations; SEPA Checklist; Critical Areas Study and Criterion Compliance, March 6, 2017; Tree Inventory Letter from Tree Frog LLC, Consulting Arborist, dated September 24, 2016; Cultural Resource Survey, Columbia Geotechnical Associates, Inc., dated March 13, 2017; Zoning Variance Criterion Compliance; Joint Aquatic Resource Permit Application; Legal Description; Critical Areas Affidavit; Acceptance of Financial Responsibility; Title Report; Project Description; Habitat Assessment; and Native growth protection easement. All files associated with the proposal can be found here: <https://spaces.hightail.com/receive/bBedhe4Wb0>.

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.

