



**NOTICE OF PUBLIC HEARING – HEARING EXAMINER
SHORELINE VARIANCE (SVAR)
FILE NO.: SVAR2022-00585 – Kaminishi Shoreline Variance**

When: February 29, 2024, at 10:00 a.m.

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

Date of Notice: January 30, 2024

PROJECT DESCRIPTION: The applicant requests a Shoreline Variance to accommodate the development of a single-family residence within the Residential shoreline environment associated with Beaver Lake within the R-4 Zoning District. The proposal is for a building footprint of approximately 1,800 square feet and associated improvements (e.g. driveway, perimeter access to the house). Due to the severity of the site constraints, reasonable use of the property requires the reduction of the standard shoreline setback, wetland buffer and setback, and tree retention requirements through the Shoreline Variance process.

SEPA THRESHOLD DETERMINATION: This Shoreline Variance is exempt from the provisions of SEPA pursuant to SMC 21.09.030.C(1)(a).

ACTIONS INCLUDED: Recommendation to Hearing Examiner on a SVAR (Type 4 - Hearing Examiner)

Online Documents: <https://spaces.hightail.com/space/IIWcdWGHhh>

Project Location: Unaddressed, immediately west of 26050 SE 18th Pl, Sammamish, WA 98075. **Parcel** 012406-9036.

Applicant Agent: Robert Sorensen, (E) SorensenArchitecture@gmail.com, (P) (206)399-8265

Environmental Documents: Criteria Compliance - Pages 9-12 Critical Area Study, No Net Loss of Ecological Function Analysis - Pages 15-18 of Critical Area Study, Critical Area Affidavit, Critical Area Study, Arborist Report, Plan Set, and Site Description Pages - Project Narrative.

Staff Member Assigned: Savannah Hutchins, (E) SHutchins@Sammamish.us, (P) (206) 305-6651

Appeal Process: There is no appeal of this Notice of Public Hearing and Staff Recommendation. In accordance with SMC 21.09.020(T)(5), 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 SVAR shall be considered the final decision of the City and is subject to request for reconsideration under SMC 21.09.020(V) 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 Shoreline Hearings Board in accordance with RCW 90.58.180 and SMC 25.08.090.

Hearing Information: The hearing will be held virtually online on February 29, 2024 at 10:00 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/> 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.