



**NOTICE OF PUBLIC HEARING – HEARING EXAMINER
DIRECTOR’S CODE INTERPRETATION
FILE NO.: COD2023-00333 – SDC 21.03.020.H.2.c**

When: October 26, 2023, at 9 am

Location of Hearing: <https://www.sammamish.us/news/events/?my=1-2034>

Date of Notice: September 7, 2023

PROJECT DESCRIPTION: Cairncross & Hempelmann, PS, on behalf of Metrica Architects, filed a code interpretation request with the Department of Community Development on April 18, 2023. Metrica is providing architecture services to Lorena and Raymond Balint who own a parcel of land (King County parcel number 357530-2645) in the City of Sammamish. The request seeks interpretation of Sammamish Development Code 21.03.020.H.2.c.

On June 21, 2023, the Department Community Development issued code interpretation by concluding that Reasonable Use Exception does not guarantee a home size of 2,250 square feet and 2,500 square feet of impervious surface; rather, it is an exception that grants "up to" this maximum in limited circumstances when demonstrated through Neighborhood Land Analysis. The appellant is now appealing the City’s Interpretation of SDC 21.03.020.H.2.c.

SEPA THRESHOLD DETERMINATION: Not Applicable

Project Location: King County parcel number 357530-2645

Appellant: Cairncross & Hempelmann, PS, on behalf of Metrica Architects.

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

Staff Member Assigned: Jasvir Singh, Senior Land Use Planner, JSingh@sammamish.us

Appeal Process: In accordance with SDC 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 code interpretation shall be considered the final decision of the City and is subject to request for reconsideration under SDC 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 Superior Court (SDC 21.09.020.U.).

Hearing Information: The hearing will be held virtually online on October 26, 2023, at 9 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/?my=1-2034> or are also available upon request at (425) 295-0500. Any additional inquiries may be directed to the staff member assigned.

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 SDC 21.09.040. 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.