



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

NOTICE OF APPLICATION REASONABLE USE EXCEPTION / SEPA NOTIFICATION RUE2026-00008 RUE - NEW SFR - BALINT

Date of Complete Application: 05/31/2026

Date of Completeness Determination: 06/14/2026

Date of Notice: 06/25/2026

PROJECT DESCRIPTION: The applicant proposes to construct a new single-family residence on a 0.30-acre vacant lot within the R-4 zoning district. The project would create approximately 2,444 square feet of impervious surface, including a 2,239-square-foot building footprint. The site is currently undeveloped, forested, and heavily encumbered by mapped landslide hazard areas.

Link to Online Application Documents:

<https://spaces.hightail.com/space/tlBOJB4Bhu>

Project Location:

207th PL NE, Sammamish, WA 98075

Parcel Number's: 357530-2645

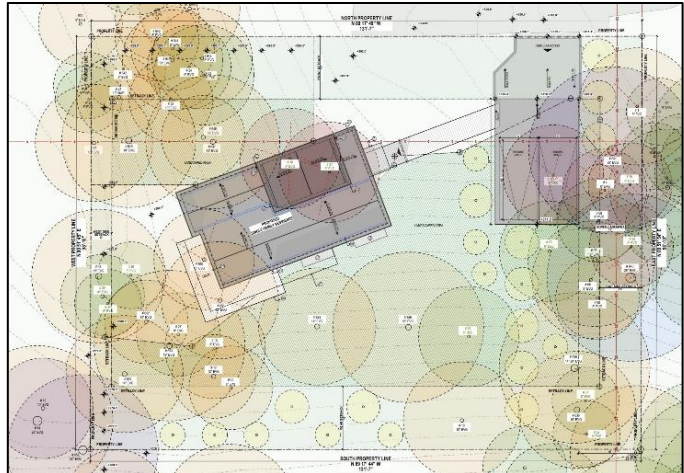
Property Owner's Representative: Andres Villaveces

(P) (206) 751-4293, (E) PERMIT@METRICA.US

Public Comment Period: 06/25/2026 – 07/16/2026

City Project Manager: Quin Williamson

(P) (425) 295 0561, (E) QWilliamson@sammamish.us



During the public comment period, comments may be sent to the City Project Manager in writing or via email. Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at Sammamish City Hall during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.: City of Sammamish City Hall, Permit Center, 801 228th Avenue SE, Sammamish, Washington 98075. Note: Mediation of disputes is available pursuant to SMC 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.

Existing Environmental Documents Available for Review: SEPA Checklist, Critical Areas Study, Geotechnical Report, Arborist Report

State Environmental Policy Act (SEPA) Review: Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance (DNS) for this proposal and the Optional DNS process as specified in WAC 197-11-340 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.