

**NOTICE OF DECISION
CONDITIONAL USE PERMIT
FILE NO.: CUP2022-00596**

DATE OF NOTICE: July 6, 2023

APPEAL PERIOD: July 6, 2023, to July 27, 2023, at 5:00 p.m.

NOTICE IS HEREBY GIVEN that on July 6, 2023, **APPROVAL** was granted by the Department of Community Development for the Knoll Cottage Conditional Use Permit. Public notice has been provided via mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and publication of a legal notice in the local newspaper.

PROJECT DESCRIPTION: The applicant is proposing to remove an existing pole barn accessory structure originally constructed in 1981 and construct a new single-family residence in its place. The existing single-family residence on the property will remain. A Conditional Use Permit is required prior to approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions, or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units. The property is in the R-4 residential zoning district.

Online documents: A copy of the Decision, plan sets, exhibits, and other supporting documentation, except for this notice, can be accessed through the following link: <https://spaces.hightail.com/space/SgRdH4DTsA>



Project Location: 4830 240th PL SE, Sammamish, WA 98029

Parcel No.: 222406-9100

Applicant: Tom Brown, Gelotte Hommas Drivdahl Architecture, P.O. Box 160, Kirkland, WA 98083 P: (425)533-7998 E: TomB@ghdarch.com

SEPA Threshold Determination: SEPA Exempt, SMC 21.09.030.C.1.a.i Categorical Exemptions.

Environmental Documents: Criteria Compliance Narrative, Critical Area Affidavit, Geotechnical Report, CUP Plan Set, and Project Narrative.

Date of Application: July 18, 2022

Date of Decision: July 6, 2023

Date of Notice of Decision: July 6, 2023

Staff Project Planner: Savannah Hutchins, Associate Planner P: (206)305-6651, E: SHutchins@Sammamish.us, Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, WA 98075.

Appeal Period: July 6, 2023, to July 27, 2023, at 5:00pm. This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Unified Development Code (SMC) 21.09.020.H. Appeals must be submitted in writing with the appropriate filing fee (\$549.00) and received by 5:00 p.m. on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall or are available upon request at (425) 295-0500.

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 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. 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.