



Public Works Department

801 228th Avenue SE • Sammamish, WA 98075 • Phone: 425-295-0500 • Fax: 425-295-0600 • Web: www.sammamish.us

NOTICE OF DIRECTOR'S INTERPRETATION: 2016 PW STANDARDS 7.8(H)(1)

FILE # COD2025-00055

DATE OF NOTICE: FEBRUARY 21, 2025

Interpretation Request:

The applicant of a proposed 2-lot short plat, PSHP2023-00345, has requested an interpretation of how the adopted 2016 Public Works (PW) Standards Section 7.8(H){1}, an exception to requirements for street frontage improvements, applies to the applicant's proposed project. Specifically, the applicant has requested whether the language of PW Standards Section 7.8(H)(1) that "no street frontage improvements shall be required in conjunction with the building or remodeling of a single family home on single residential lot unless the lot is part of a subdivision of land which required street frontage improvements as a condition of final plat approval" applies whenever the conditions set forth in that language are met or only if the Director of Public Works deems that improvements cannot be accomplished at the time of building construction.

Interpretation:

The exception to the requirement for installation of street frontage improvements in PW Section 7.8(H)(1) does not apply to the applicant's project because the applicant's development project is subdividing one lot into two lots. The exception in PW Standards Section 7.8(H)(1) only applies in the instance when the development project is proposing to build or remodel a single-family home on a single residential lot, unless the lot is part of a subdivision of land which required street frontage improvements as a condition of final plat approval.

The City has determined that PW Standards Section 7.8(H)(1) does not apply to the applicant's development project because the applicant's development project is to subdivide one lot into two lots, not to build or remodel a single-family home on a single residential lot; therefore, the applicant is required to install frontage improvements.

General Authority:

As described in Chapter 21.04.010 SDC, and SDC 21.09.070, Administrative Policy, Code and Director's Interpretations are binding interpretations concerning land use codes administered by the City.

Online documents: A copy of the director's interpretation can be accessed through the following link

<https://spaces.hightail.com/space/Ta7TeDqys2>

Applicant:	Scott Fletcher
Location:	23208 SE 16TH PL Sammamish, WA 98075, Parcel: 6790950170
Staff Member Assigned:	Greg Tauscheck, Development Review Engineer, P: 425-295-0639 E: gtauscheck@sammamish.us
Appeal Period:	February 21, 2025, through March 13, 2025, 5 p.m.

This code interpretation may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Development Code (SDC) 21.09.020.H. and 21.09.070.I. Appeals must be submitted in writing with the appropriate filing fee 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 code interpretation and appeal process, as well as requests to view documents pertinent to the interpretation, may be made at the City of Sammamish City Hall, 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 Public Works for additional information on the Land Use Mediation Program.