



NOTICE OF APPLICATION

TYPE OF ACTION: Reasonable Use Exception (CAT)

FILE NUMBER: CAT20-0001

PROJECT NAME: Sapphire Homes Reasonable Use Parcel A

PROJECT LOCATION: Address: Not Assigned; **Parcel Number:** 768620-5835

ZONING CLASSIFICATION: UL-7,200 (Urban Low Density Residential)

PROJECT DESCRIPTION: The applicant is requesting a Reasonable Use Exception in order to develop the parcel with a single-family residence. Due to a category III wetland delineated on site, the current standard buffer width pertaining to the property is one hundred sixty five feet (165'), encompassing the entire parcel and making the parcel infeasible for development. There is also a Class 2 stream identified on the parcel to the East that has a buffer width of one hundred feet (100') that extends onto the subject site. The residence will be located as to minimize possible impacts from encroaching within the designated buffer areas.

PERMITS INCLUDED WITH THIS APPLICATION: None.

STUDIES REQUESTED BY THE CITY: Critical Area Report.

PERMITS REQUIRED BUT NOT INCLUDED WITH THIS APPLICATION: Grading and drainage (STE); Right-of-Way (ROW); Building (BLD).

EXISTING ENVIRONMENTAL DOCUMENTS: None.

APPLICANT: Kalen Peters; 704 228th Ave NE #382; Sammamish, WA 98074; 206-617-8955; kalen@gcgnw.com

AGENT/CONTACT: Same as Applicant.

DATE APPLICATION RECEIVED: June 12, 2020

DATE APPLICATION COMPLETE: July 10, 2020

COMMENT PERIOD: Persons wishing to comment on this application should submit comments within fourteen (14) days of the date of this notice, by email, or mail. **All comments must be submitted by 5:00 p.m. on Thursday, August 06, 2020.** Comments sent after such time will not be considered or made party of record. Application materials are available for review at this website (www.seatacwa.gov/LandUseNotices). For those without access to the internet, please contact the staff listed below for accommodations.

DECISION: A written decision will be issued following the comment period. A copy of the decision will be provided upon request. The decision is appealable to the SeaTac Hearing Examiner. Details of the appeal process will be included in the decision.

STAFF CONTACT: Alena Tuttle, *Associate Planner*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; atuttle@seatacwa.gov; 206-973-4841

DATE ISSUED: July 23, 2020