

Project Hand-off Notes, June 4, 2021

Project number: CAO15-001

Project description: C-CONSTRUCT SINGLE FAMILY HOME W/IN CRITICAL AREAS

Status: WCI

Assigned to: TBD

Background: This project has had a long history, and the current land use review projects originated with another planner.

The scope of work is construction of a new single-family home on a vacant lot encumbered by critical areas. The underlying lot was created by the Sunrise Ridge short plat.

Application types: The project requires a Reasonable Use Exception and Variance, which are Type IV land use reviews, and which therefore require a public hearing with the Hearing Examiner. The project has already had two public hearings and both times, the Hearing Examiner remanded the decision. The project is currently in for review in preparation for a third hearing.

SEPA: SEPA Review is already complete; a MDNS has been issued.

Vesting: The complete application for the Reasonable Use Exception was received on January 16, 2015. The complete application for the Zoning Variance was received on May 18, 2018. Neither application vested at the time of application; the contents of this staff report and recommendation are based on the code in effect on July 20, 2020. The Hearing Examiner also made the following finding: "Since RUE and Variance applications are not subject to vesting under either state law or local ordinance, neither application enjoys any vested rights." The project will therefore vest with the complete building permit application.

Two types of third party reviewers have been involved: 1) ESA for review of impacts to wetlands and watercourses; 2) Wood Environmental, for review of impacts to geologically hazardous areas.

There is a stack of paper on RP's desk at City Hall inherited from Evan; when he handed them off, he said he thought all the materials were captured in the electronic file, but had not confirmed this.

Suggested next steps: Coordinate review with ESA (the City's third party reviewer for wetlands and watercourses, and who may have a role in the planning review as well).