



# Notice of Appeal Hearing for a Short Subdivision

Halcyon Development - PSHP2014-00280

**Project Description:** The applicant is proposing to subdivide a 2.3 acre vacant parcel into two lots for single family development. The property is zoned R-1. No critical areas exist on site.

The applicant (Halcyon Development) applied for the above project on **December 30, 2014**; following a review to confirm that a complete application had been received, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from January 22, 2015 through February 12, 2015. A decision was issued on February 4, 2016, which provided for a 21-day appeal period. The City issued a decision of **Preliminary Approval subject to conditions**. The project was appealed, which requires a public hearing be scheduled before the hearing examiner. This Notice of Appeal Hearing was issued on **March 24, 2016** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

**Applicant:** Halcyon Development (Representative: John Richards)  
**Public Comment Period:** January 22, 2015 through February 12, 2015  
**Project Location:** 2700 204<sup>th</sup> Avenue SE, Sammamish, WA 98074  
**Tax Parcel Number:** 0824069026

**Existing Environmental Documents:** Critical Area Affidavit; Wetland Determination by The Watershed Company; Geotechnical Engineering Study and Infiltration Evaluation by Earth Solutions NW; Preliminary Technical Information Report by Eastside Consultants revised 10/20/15; Preliminary short plat by Eastside Consultants date stamp received 10/22/15.

**Other Permits Included:** Site development permit, final plat, and building permits for single-family homes.

**SEPA Review:** The development proposal is exempt from SEPA review, as the applicant's proposal fell below the threshold specified in WAC 197-11-800(6)(a).

**A Public Hearing will be held:**

**Date of Hearing:** April 7, 2016  
**Time of Hearing:** 9:30 am  
**Location of Hearing:** 801 - 228th Ave SE, Sammamish (Council Chambers)

**Staff Member Assigned:**

Mona Davis, Senior Planner  
(425) 295-0529  
[mdavis@sammamish.us](mailto:mdavis@sammamish.us)

*Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents 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 20.20. 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.*