



## **NOTICE OF PUBLIC HEARING/DETERMINATION OF NONSIGNIFICANCE/ AND STAFF REPORT RECOMMENDATION COSTEA ESTATES SUBDIVISION - PSUB2015-00046**

**Notice is hereby given** that the City of Sammamish Hearing Examiner will conduct a public hearing August 23, 2016 at 1:30 pm, or soon thereafter, regarding the preliminary approval of the Costea Estates Subdivision, PSUB2015-00046. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).

**Notice is further given** that the City of Sammamish Community Development Department has issued the staff report in conjunction with a recommendation to the Hearing Examiner to approve the Costea Estates Subdivision – PSUB2015-00046.

**Project Description:** The applicant is proposing to subdivide three parcels (after boundary line adjustment) zoned R-6 (comprising of approximately 7.6 acres) into 30 single-family residential lots. The existing three homes are being demolished as part of the proposed development. The development has critical areas identified on the subject site. Main access is proposed off 248th Avenue SE.

The applicant (Seattle Real Estate Holdings, LLC) applied for the above project on March 20, 2015. The project was deemed complete for the purpose of review on April 7, 2015. The City issued a Notice of Application / SEPA Notification on April 17, 2015, which identified a public comment period from April 17, 2015 through May 8, 2015. This Notice of Public Hearing was issued on July 20, 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:** Seattle Real Estate Holdings, LLC, c/o Skip Coddington, 1518 1st Avenue S., Suite 301 Seattle, WA 98134

**Environmental Review:** The proposed development was reviewed under the provisions of the State Environmental Policy Act (SEPA). The City of Sammamish issued a Determination of Non-Significance (DNS) for this project on July 20, 2016.

**Existing Environmental Documents:** Critical Area Affidavit; SEPA Checklist; Critical Area reports by Altmann Oliver Associates, LLC; Critical Area review letter by City dated 02/28/14; Traffic Impact Analysis by William Popp Associates; TIR by Plog Consulting; Geotechnical Study by Earth Solutions NW; Site plan by Plog Consulting.

**Public Comment Period:** April 17, 2015 through May 8, 2015.

**Project Location:** The proposed action is located at 2004 – 246th Ave SE, 2027 – 248th Ave SE, and 2109 – 248th Ave SE, Sammamish. WA 98074. The property is further identified as

King County Assessors Tax Parcel Numbers 0224069134, 0224069129, and 0224069063., within the W1/2, SW1/4, of Section 2, Township 24 North, Range 6 East, W.M.

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

**Staff Contact:** Ryan Harriman, AICP, Senior Planner, Phone: (425) 295-0529, Email: rharriman@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.

**Appeal Deadline:** Per SMC 20.10.080 and 20.15.130, Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5pm 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. Appeals must be received at the address above by: August 9, 2016 at 5:00PM per SMC 20.15.130.