



NOTICE OF PUBLIC HEARING/DETERMINATION OF NONSIGNIFICANCE/ AND STAFF REPORT RECOMMENDATION OSGOOD SUBDIVISION - PSUB2016-00017

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing November 3, 2016 at 9:00AM, or soon thereafter, regarding the preliminary approval of the Osgood Subdivision, PSUB2016-00017. 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 Osgood Subdivision – PSUB2016-00017.

Project Description: The applicant proposes to subdivide approximately 3.87 acres into 12 single family residential lots. The site is located at 19661 SE 24th Way, and is currently developed with a single family home, outbuildings, and pasture. The proposed subdivision includes the proposed installation of a stormwater pipe and associated facilities to carry stormwater to Lake Sammamish. The subject site is located in the Erosion Hazard near Sensitive Water Body (EHNSWB) overlay. The proposed subdivision is subject to the terms of a director’s modification to the development standards of the EHNSWB overlay, as set forth in the decision for DIRM2014-00190.

On January 19, 2016, an application was submitted by James Osgood and deemed complete on February 9, 2016. On February 23, 2016, the City issued this Notice of Application/SEPA by the following means: 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. The public comment period for this proposal was February 23, 2016 through March 15, 2016. On September 19, 2016 this notice was mailed 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.

Proponent: James Osgood, 19961 SE 24th Way, Sammamish, WA 98075

Contact: Encompass Engineering and Surveying, c/o Jae Kim, P.E., 165 NE Juniper Street, Suite 201, Issaquah, WA 98027

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 September 16, 2016.

Existing Environmental Documents: Preliminary Plat Plans, Critical Area Affidavit, Environmental Review, Geotechnical Review, Arborist Report, SEPA Checklist, Technical Information Report, Settlement Agreement between the City of Sammamish and James Osgood and Susan Richardson, signed June 19, 2014.

Public Comment Period: February 23, 2016 through March 15, 2016.

Project Location: The proposed action is located at 19661 SE 24th Way, Sammamish, WA 98075, within the northwest quadrant of Township 24, section 08 and range 06, W.M. The King County Parcel number associated with this property is 0824069033 and is approximately 168,577 square feet (3.87-acres).

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, 8:30AM. to 5:00PM

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: October 10, 2016 at 5:00PM per SMC 20.15.130.