



## Department of Community Development

801 228<sup>th</sup> Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: [www.sammamish.us](http://www.sammamish.us)

**NOTICE OF APPLICATION / SEPA NOTIFICATION  
SAMMAMISH MOC EXPANSION  
CONDITIONAL USE PERMIT CUP2020-00740**

**Date of Notice: December 10, 2020**

**Public Comment Period Ends: December 31, 2020 at 5:00 PM**

**Notice is Hereby Given:** that the City of Sammamish received an application for a Conditional Use Permit (CUP) to allow the construction of a new 4,985 square-foot covered parking and equipment storage building at the City's existing Maintenance and Operations Center. The application was considered complete on November 3, 2020. The new building, labeled Building C in plans, will be located behind an existing covered parking building and provide five (5) covered parking stalls. A new asphalt parking area will be added directly north of Building C to provide seven (7) new parking stalls. Interior modifications to the existing facilities, labeled Buildings A and B in plans, include converting an existing shop into office and meeting space as well as mechanical and electrical upgrades.

The Maintenance and Operations Center was originally permitted by right as a public agency or utility office in 2009. The proposed new parking and equipment storage building is considered a public agency or utility yard, per SMC [21A.20.060.A](#). This use requires a conditional use permit (CUP) in the R-1 zoning district. CUPs are Type 2 Permits, reviewed and approved administratively, no public hearing is required. CUPs are subject to the approval criteria described in SMC [21A.110.040](#).

**Documents Received:** Land Use Application; Acceptance of Financial Responsibility for Project Fees; Project Narrative; Critical Area Affidavit; Critical Areas Study; Geotechnical Report, Arborist Report, Criterion Compliance Document; Historic Resources Affidavit, Legal Description, Title Report; Preliminary Civil Plan Set and Architectural Site Plan, Preliminary Technical Information Report, Certificates of Sewer and Water Availability, Eastside Fire & Rescue Review Sheet, Neighborhood Meeting Memo, Pre-Application Conference Notes, SEPA Checklist, Traffic Concurrency Letter, Traffic Concurrency Certificate. A copy of the documents can be found here: <https://spaces.hightail.com/space/XniTbtzvw1>

**Location:** 1801 244th Avenue NE, Sammamish, WA 98074, **Tax Parcel:** 2725069004

**Applicant:** Lee Driftmier, AIA, 7983 Leary Way NE, Redmond, WA 98052, Phone: (425) 881-7506, Email: [lee@driftmier.com](mailto:lee@driftmier.com).

**Other Potential Permits:** Building Permit

**State Environmental Policy Act (SEPA) Review:** Based on the submitted application and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

**Staff Contact:** Mark Newman, Assistant Planner, Community Development Department, City of Sammamish, 801 228th Avenue SE, Sammamish, Washington 98075, (425) 295-0523 or [mnewman@sammamish.us](mailto:mnewman@sammamish.us)

**Public Comment Period:** A 21-day public comment period applies to this project. Public comment is December 10, 2020 through December 31, 2020 at 5:00 PM. Please direct comments to the staff contact listed above. Prior to issuing the notice of decision, the applicant shall hold a second neighborhood meeting consistent with the provisions of SMC 20.05.035.

*Interested persons are invited to submit written comments pertaining to the application no later than 5:00 p.m. on the last day of the comment period identified above. Due to COVID-19 public health concerns, please note that Sammamish City Hall is currently closed to the public. Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made electronically. 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.*