



**NOTICE OF DECISION / NOTICE OF SEPA
THRESHOLD DETERMINATION
AUREA TOWNHOMES – CSDP2015-00244
COMMERCIAL SITE DEVELOPMENT PERMIT**

Project Description: The applicant proposes to construct a 41-unit townhome complex in the northern portion of the subject parcel, outside the wetland protective buffer. The proposed plan includes sidewalks, roads, parking spaces, six separate townhome buildings, and a retaining wall. No direct wetland impacts are proposed. Within the wetland buffer, the applicant proposes to convert 9 unhealthy trees into snags. More trees may be converted to snags if identified in the development process as outlined in the tree retention report. These trees will be replaced at a 1.5:1 ratio and further understory plantings will be installed surrounding the new snags.

On September 25, 2015 an application was submitted by Quadrant Homes and deemed complete on October 9, 2015. On October 29, 2015, the City issued a 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. It was brought to the City's attention during the public comment period that the mailing list was not complete and didn't include all property owners within a 500-ft radius of the development. The City issued a Revised Notice of Application/SEPA on March 11, 2016 by the following means: mailed notice to property owners within 500 feet of the subject site, posting on the sign located on the subject site, and by placing a legal notice in the local newspaper.

Project Location: 23117 NE 8th Street, Sammamish, WA **Tax Parcel:** 3425069018

Applicant: Quadrant Homes, c/o Rob Risinger, 14725 SE 36th Street, Suite 200, Bellevue, WA 98006

Contact: BCRA, c/o Justin Goroch, P.E. Project Manager, 2106 Pacific Avenue, Suite 300, Tacoma, WA 98402

Other Permits: Clear and Grade Permit, Right-of-Way Permits, and Future Building Permits

SEPA Review: A SEPA Determination of Non-Significance (DNS) was issued for the project on September 7, 2016, attached hereto as. A 21-day appeal period is provided concurrently with the Commercial Site Development Plan decision appeal period.

Public Hearing: A Public Hearing is not required for this project

Appeal Period: September 9, 2016 through September 30, 2016

Documents: Critical Area Affidavit; SEPA Checklist; Critical Area Study and Tree Mitigation Plan by Wetland Resources, Inc, Dated September 22, 2015, Revised August 8, 2016; Critical Area review letter by City dated 02/28/14; Traffic Impact Analysis, prepared by Transpgroup, dated September 2015; Technical Information Report, prepared by BCRA, dated August 2016; Geotechnical Study by Earth Solutions NW, dated October 9, 2015; Development Plan Set prepared by BCRA.

Staff Contact: Ryan Harriman, AICP, Senior Planner, (425) 295-0529, rharriman@sammamish.us

Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

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: September 30, 2016 at 5:00PM per SMC 20.15.130.**

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.