



801 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: www.sammamish.us

NOTICE OF DECISION
Brixton Preliminary Subdivision – PSUB2014-00111
32-lot Subdivision

Project File Number:	PSUB2014-00111
Permit Classification:	Type 3
Applicant:	Brixton Homes, LLC
Date of Application:	05/22/14
Date of Notice of Completeness:	05/22/14
Date of Notice of Application:	05/30/14 (revised 01/08/15)
Public Comment Period:	05/30/14 through 06/20/14 (revised 01/08/15 through 01/29/15)
Project Description:	The applicant proposes to subdivide approximately 8.8 acres into 32 single family lots. The subject property is zoned R-4 (Residential-4 units per acre). Critical areas were identified on site.
Project Location/Tax Parcel #:	21807 SE 1st Street, Sammamish Tax Parcels: 9186510080, 9186510070, 9186510060, 9186510050, 9186510040, 9186510030, 9186510020, 9186510010
Other Permits Included:	Clearing & Grading permits, right-of-way use permits, final plat and future building permits.
Existing Environmental Documents:	Preliminary plat by Core Design; SEPA checklist; Wetland Reconnaissance Report by Wetland Resources, Inc.; Wetland Reconnaissance by Raedeke Associates; Arborist report by Greenforest Inc.; Traffic Impact Study by TENW; Technical Information Report by Core Design; Geotechnical Report by Terra Associates.
SEPA Determination:	Determination of Non-Significance
SEPA Appeal Period:	08/31/15 through 09/21/15
Recommended Decision:	Approve with Conditions
Date of Public Hearing:	11/02/15; continued to 11/24/15
Decision by Hearing Examiner:	Grant subject to conditions
Date of Decision	December 7, 2015
Staff Member Assigned:	Mona Davis, Senior Planner

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 City of Sammamish City Hall, 801 228th Ave SE, (phone: 425-295-0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.