



Department of Community Development

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

NOTICE OF APPLICATION / SEPA 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.

On March 20, 2015, an application was submitted by Seattle RE Holdings LLC and deemed complete on April 7, 2015. On April 17, 2015, 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.

Public Comment Period: 04/17/2015 through 05/08/2015

Project Location:

Tax Parcel:

0224069134
0224069129
0224069063

Address:

2004 – 246th Ave SE
2027 – 248th Ave SE
2109 – 248th Ave SE

Applicant: SEATTLE RE HOLDINGS LLC

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.

Other Permits: Site Development, Final Plat, Building Permits

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 Member Assigned: Mona Davis
425.295.0529
mdavis@sammamish.us

A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner. Interested persons are invited to submit written comments on the application by no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. 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.