



**NOTICE OF APPLICATION / SEPA
HAMILTON ESTATES SUBDIVISION - PSUB2015-00254**

Project Description: The applicant is proposing to subdivide one parcel zoned R-6 (comprising of approximately 9 acres) into 14 single-family residential lots. The existing home is being demolished as part of the proposed development. The development has critical areas identified on the subject site. Main access is proposed off 246th Avenue SE where it will connect from 248th Avenue SE through the Costea Estates subdivision (PSUB2015-00046).

On October 9, 2015, an application was submitted by Seattle RE Holdings LLC and deemed complete on November 6, 2015. On November 16, 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: 11/16/2015 through 12/07/2015
Project Location: 1702 – 246th Ave SE
Tax Parcel: 022406-9053

Applicant: SEATTLE R.E. HOLDINGS LLC (Skip Coddington)

Existing Environmental Documents: Critical Area Affidavit; SEPA Checklist; Critical Area reports by Altmann Oliver Associates, LLC; 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
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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.