



Community Development Department

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

Determination of Non-Significance (DNS) Morningside Estates – 20-lot Subdivision PSUB2013-00158

Description of Proposal:

The applicant is proposing to subdivide approximately 5.69 acres of land (currently comprising of five parcels) to create a total of 20 single-family residential lots. All existing homes and outbuildings are proposed to be removed. The proposed subdivision includes an open space/recreation tract and a stormwater detention pond tract. No wetlands or streams were identified on the development site. The subject properties are zoned R-4.

Proponent: Barrington Homes, LLC

Location of Proposal: 104 214th Avenue NE, Sammamish, WA; Section 33, Township 25N, Range 6E, Willamette Meridian (Tax Parcels 1240700055, 7964410040, 7964410050, 7964410060, 7964410070).

Lead Agency: City of Sammamish, Department of Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 21 days from the date below. Appeals must be submitted in writing with the appropriate fee and received by the deadline described below.

Responsible Official:

Jeffrey Thomas, Director
Department of Community Development
801 – 228th Ave SE
Sammamish, WA 98075
425-295-0500

Contact Person:

Mona Davis, Senior Planner
Department of Community Development
801 – 228th Ave SE
Sammamish, WA 98075
425-295-0529

Date of Decision: December 1, 2014

You may appeal this determination. Send comments / appeals to:

SEPA Responsible Official
City of Sammamish
801 - 228th Ave SE
Sammamish, WA 98075

Appeal Deadline: 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: **December 22, 2014 at 5:00PM per SMC 20.15.130.**