



Notice of Public Hearing for a Subdivision & SEPA Appeal

Morningside Estates - PSUB2013-00158

Project Description: The applicant is proposing to subdivide 5.69 acres of land to create a total of 20 single family residential lots. The site of the proposed subdivision is currently comprised of five parcels located east of 214th Avenue NE, at the nearest intersection with East Main Drive. All existing homes and associated structures are proposed to be removed as a part of the development. All properties are zoned R-4. No critical areas were identified on site.

The applicant (Barrington Homes, LLC) applied for the above project on **August 27, 2013**; following a review to confirm that a complete application had been received, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **September 19, 2013** through **October 10, 2013**. The Notice of Application / SEPA Notification was later reissued on **November 4, 2014** to extend the public comment period through **November 25, 2014**. This Notice of Public Hearing was issued on **March 9, 2015** and public notice has been provided via: 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. The City has recommended that the project be given **Preliminary Approval**.

Applicant: Barrington Homes, LLC
Public Comment Period: September 19 through October 10, 2013 & November 4 through 25, 2014
Project Location: 104 – 214th Avenue NE, Sammamish, WA
Tax Parcel Number: 1240700055, 7964410040, 7964410050, 7964410060 & 7964410070

Existing Environmental Documents: Critical Area Affidavit, SEPA Checklist, Wetland Reconnaissance by Raedeke Associates, Inc., Geotechnical Report by Terra Associates, Inc., Traffic Impact Study by TENW, Preliminary Technical Information Report by Core Design, Preliminary site plans by Core Design.

Other Permits Included: Site development permit, final plat, and building permits for single-family homes.

SEPA Review: The City of Sammamish issued a Determination of Non-Significance (DNS) for this project on September 24, 2014, which was withdrawn on November 3, 2014. A new SEPA DNS was issued on December 1, 2014 and then amended on December 12, 2014 to provide notice to DOE. One appeal was received and will be heard at the public hearing.

A Public Hearing will be held on March 23, 2015, with the schedule for the dates reserved for continuation as follows:

March 23, 2015 9:30 a.m. to 5:00 p.m.; Direct testimony from the public will be heard at 1:00 p.m. until concluded
March 26, 2015 9:30 a.m. to 3:00 or 5:00 p.m. (depending upon room availability)
March 27, 2015 9:30 a.m. to 5:00 p.m., if necessary
March 30, 2015 9:30 a.m. to 5:00 p.m., if necessary
March 31, 2015 9:30 a.m. to 5:00 p.m., if necessary

Location of Hearing: 801 - 228th Ave SE, Sammamish (Council Chambers)

Staff Member Assigned:

Mona Davis, Senior Planner
(425) 295-0529
mdavis@sammamish.us

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.