



Notice of Decision for a Subdivision

Laurel Hills, Division 4 Preliminary Plat - PLN2012-00011

Project Description: The applicant is proposing to subdivide 4.4 acres of land to create a total of 17 new single family residential lots. The site of the proposed subdivision is currently comprised of one parcel located south of SE 32nd St and east of 225th Ave SE. No environmentally critical areas are present on site.

The applicant (Laurel Hills Partners, LLC) applied for the above project on **March 16, 2012**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on April 6, 2012. On April 12, 2012, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from April 12, 2012 through May 3, 2012, which was subsequently revised and extended the public comment prior from June 6, 2012 through June 27, 2012. A Notice of Public Hearing was issued on **October 18, 2012** and public notice was 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 Hearing Examiner issued a decision on November 2, 2012.** This Notice of Decision was issued on **November 7, 2012** 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 application has been **Preliminarily Approved.**

Applicant: Laurel Hills Partners, LLC
Public Comment Period: June 6, 2012 through June 27, 2012
Project Location: 3324 – 225th Ave SE, Sammamish, WA
Tax Parcel Number: 0924069201

Existing Environmental Documents: Preliminary Plat by The Blueline Group received 7/26/12; SEPA checklist dated 8/9/12; Wetland Determination by Sewall Wetland Consulting, Inc. dated 1/9/12; Geotechnical Report by Terra Associates, Inc. received 3/16/12; Traffic Impact Analysis by Northwest Traffic Experts received 7/24/12 with an updated letter dated 10/1/12; Technical Information Report by Blueline received 7/26/12

Other Permits Included: Street variation request, street vacation request, grading permit for detention pond construction, future site development permits.

SEPA Review: The City of Sammamish issued a SEPA Determination for this project on August 24, 2012.

Public Hearing: A Public Hearing was held at the following date, time, and location:

Date of Hearing: November 1, 2012
Time of Hearing: 10:00 am
Location of Hearing: 801 - 228th Avenue SE, Sammamish (Council Chambers)

Staff Member Assigned: Mona Davis, Senior Planner
(425) 295-0529
mdavis@ci.sammamish.wa.us

A public hearing has been held for this application at the time, date, and location noted above. Inquiries regarding the decision, reconsideration process, application, SEPA determination process, comment period, public hearing, 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.