



## NOTICE OF PUBLIC HEARING AND STAFF REPORT RECOMMENDATION INGLEWOOD LANDING SUBDIVISION - PSUB2015-00014

**Notice is hereby given** that the City of Sammamish Hearing Examiner will conduct a public hearing October 25, 2016 at 9:00AM, or soon thereafter, regarding the preliminary approval of the Inglewood Landing Subdivision, PSUB2015-00014. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).

**Notice is further given** that the City of Sammamish Community Development Department has issued the staff report in conjunction with a recommendation to the Hearing Examiner to grant preliminary approval of the Inglewood Landing Subdivision – PSUB2015-00014.

**Project Description:** The applicant is proposing to subdivide approximately 5.26 acres (comprised of three parcels) into a 21-lot subdivision for single-family development. There are currently three single family homes on the site, which the applicant is proposing to eliminate. One of these single family homes, the Eddy House, is identified in King County historic survey information as having historic value. The site also contains a Type Ns stream, stream buffer, and Class III wetland buffer from an off-site wetland, which are proposed to be contained in separate critical area tracts. The project design is supported by a Critical Areas Report. Primary access for the proposed plat will be through 218<sup>th</sup> Avenue SE, with the proposed lots accessing via a new internal plat road connecting to 218<sup>th</sup> Avenue SE.

**Project Review:** On January 22, 2015, an application was submitted by Quadrant Homes, c/o Matt Perkins and deemed complete on February 9, 2015. On February 18, 2015, the City issued a Notice of Application and intent to issue SEPA Threshold Determination of Non-Significance (DNS) 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. The public comment period for this proposal was February 18, 2015 through March 11, 2015. Following project review, the City issued SEPA Threshold Mitigated Determination of Non-Significance (MDNS) on June 6, 2016 that included mitigation conditions related to the Eddy House. The MDNS was subject to a 21 day appeal period which expired on June 27<sup>th</sup>, 2016. Following complete review of the proposal, this Notice was issued on October 11, 2016 by the following means: mailed to property owners within 1,000 feet of the subject site, emailed or mailed to agencies and to other interested parties of record, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

**Proponent:** Quadrant Homes, c/o Matt Perkins, 15900 SE Eastgate Way, Suite 300, Bellevue, WA 98008.

**Contact:** Blueline, c/o Brett Pudists, P.E., 25 Central way, Suite 400, Kirkland, WA 98033.

**Environmental Review:** The proposed development was reviewed under the provisions of the State Environmental Policy Act (SEPA). The City of Sammamish issued a Mitigated Determination of Non-Significance (MDNS) for this project on June 6, 2016, no appeal was filed.

**Existing Environmental Documents:** Preliminary Plat Plans, Critical Area Affidavit, SEPA Checklist, Geotechnical Report, Arborist Tree Inventory Report, Preliminary Technical Information Report, Critical Areas Report, The Eddy Property Report & Traffic Impact Analysis Report.

**Project Location:** The proposed action is located at 440 218<sup>th</sup> Avenue SE, 460 218<sup>th</sup> Avenue SE, & 21931 SE 4<sup>th</sup> Street, Sammamish, WA 98075, within the southwest quarter of section 33, township 25 north, and range 06 east, W.M.. The King County Parcel numbers associated with this property are 1240700094, 1240700095, and 1240700098 which is comprised of approximately 229,259 square feet (5.26-acres).

**Other Permits Required:** Site development permit, demolition permit(s), final plat, and building permits for single-family homes.

**Staff Contact:** Lindsey Ozbolt, Associate Planner, Phone: (425) 295-0527, Email: [lozbolt@sammamish.us](mailto:lozbolt@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, 8:30AM. to 5:00PM

**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.