

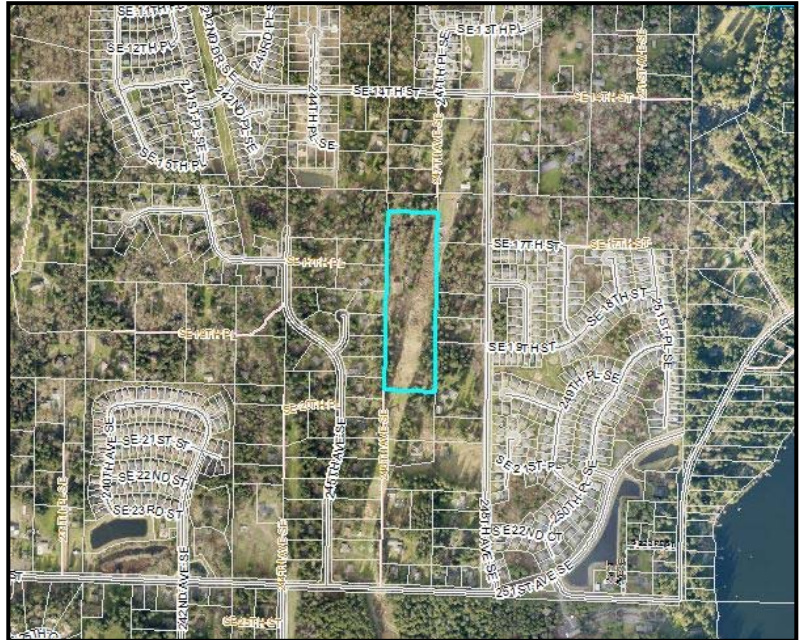


**NOTICE OF PUBLIC HEARING, DETERMINATION OF NONSIGNIFICANCE,
AND STAFF REPORT RECOMMENDATION
HAMILTON ESTATES SUBDIVISION - PSUB2015-00254**

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on January 5, 2017 at 10:00AM, or soon thereafter, regarding the preliminary approval of the Hamilton Estates Subdivision, PSUB2015-00254. 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 approve the Hamilton Estates Subdivision.

Project Description: The applicant proposes to subdivide one parcel zoned R-6 (comprising of approximately 9 acres) into 14 single-family residential lots. The existing home/building will be demolished as part of the proposed development. The property contains critical areas which are identified on the subject site. The 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 11, 2015. On November 16, 2015 the City issued a Notice of Application/State Environmental Policy Act (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 placement of a legal notice in the local newspaper. The public comment period for this proposal was November 16, 2015 through December 7, 2015.

This notice was issued on November 21, 2016 and subsequently mailed to property owners within 1,000 feet of the subject site, posted on the City of Sammamish website, posted on a sign located on the subject site, and published within the newspaper of record.

Applicant: Seattle Real Estate Holdings, LLC, c/o Skip Coddington, 1518 1st Avenue S., Suite 301 Seattle, WA 98134.

Engineer: Plog Consulting c/o Mark Plog, 5608 Airport Way S, Suite 144, Seattle, WA 98108

Environmental Review: The proposed development was reviewed under the provisions of the State Environmental Policy Act (SEPA). The City of Sammamish issued a Determination of Non-Significance (DNS) for this project on November 21, 2016 under the optional SEPA review method.

Existing Environmental Documents: Traffic Impact Analysis prepared by William Pop Associates, dated August 29, 2016; Preliminary Technical Information Report and Downstream Analysis, dated September 16, 2015; SEPA Checklist dated September 15, 2015; Critical Area Affidavit, dated September 14, 2015; Water and Sewer Certificates of Availability, dated June 16, 2015; Traffic Concurrency, dated August 24, 2015; Acceptance of Financial Responsibility for Project Fees, dated September 15, 2015; Critical Areas Study prepared by Altmann Oliver Associates, LLC, dated October 8, 2015; and Geotechnical Engineering Study prepared by Earth Solutions NW, dated September 25, 2015

Project Location: The proposed action is located at 1702 246th Ave SE, Sammamish. WA 98074. The property is further identified as King County Assessors Tax Parcel Number 0224069053, within the NW1/4, SW1/4 of Section 2, Township 24 North, Range 6 East, W.M.

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

Staff Contact: Ryan Harriman, AICP, Senior Planner, Phone: (425) 295-0529, Email: rharriman@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.

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 12, 2016 at 5:00PM per SMC 20.15.130.

PROPOSED SUBDIVISION

