



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

NOTICE OF COMBINED PUBLIC HEARING SEPA APPEAL and SUBDIVISION PRELIMINARY APPROVAL CARRIER SUBDIVISION - PSUB2016-00026

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a combined public hearing on March 1, 2017 at 9:30 AM, or soon thereafter, regarding SEPA appeal and preliminary approval of the Carrier Subdivision, PSUB2016-00026. 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 a SEPA DNS and a staff report in conjunction with a recommendation to the Hearing Examiner to grant preliminary approval of the Carrier Subdivision, PSUB2016-00026. Two appeals of the SEPA DNS were timely filed.

Project Description: The applicant proposes to subdivide two parcels (located at 742 214th Ave SE) zoned R-6 (six dwelling units per acre) and comprising approximately 14.14 acres, into 35 single-family residential lots that average approximately 5,000 square feet in size. As part of the proposed land division the applicant is also proposing to set aside large areas of land within the project site encumbered by streams, wetlands, and associated buffers as 'non-buildable' critical areas tracts to provide for preservation of sensitive areas. Additional area is also set aside for open space, tree retention, and as dedicated City Right of Way for widening along SE 8th Street meeting the City's Public Works Standards. The existing residential structure and accessory carport will be demolished as part of the proposed development. Two roads are proposed to serve the new lots, with access from SE 8th Street and 214th Avenue SE; four lots will be accessed directly from 214th Avenue SE.

Project Review: On January 29, 2016 an application was submitted by Toll Brothers and deemed complete on February 18, 2016. On February 25, 2016 the City issued a Notice of Application and Intent to Issue State Environmental Policy Act (SEPA) Threshold Determination of Nonsignificance (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 placement of a legal notice in the local newspaper. The public comment period for this proposal was February 25, 2016 through March 17, 2016.

Following complete review of the proposal, a notice was issued on January 17, 2017 and subsequently mailed to property owners within 1,000 feet of the subject site, emailed or mailed to agencies and to other interested parties of record, posted on the City of Sammamish website, posted on a sign located on the subject site, and published within the newspaper of record. The SEPA appeal period ran from January 17, 2017 through February 7, 2017.

Applicant: Toll Brothers, c/o Jeff Peterson, 9720 NE 120th Place, Suite 100, Kirkland, WA 98034.

Engineer: The Blueline Group c/o Brett Pudists, PE, 25 Central Way, Suite 400, Kirkland, WA 98033.

Environmental Review: The proposed development was reviewed under the provisions of SEPA. The City of Sammamish issued a DNS for this project on January 17, 2017 under the optional SEPA review method. Two appeals of the SEPA DNS were timely filed.

Existing Environmental Documents: Critical Area Affidavit; SEPA Checklist; Critical Area Study & Conceptual Mitigation Plan by Wetland Resources; Arborist Report by WA Forestry Consultants; Traffic Impact Assessment by TENW; Technical Information Report by Blueline Group; Geotechnical Engineering Study by Robinson Noble; Cultural Resources Report by Tierra Right of Way; Critical Areas Peer Review by the Watershed Company; Site plan by Blueline Group.

Project Location: The proposed action is located at 742 214th Ave SE, Sammamish, WA 98075, within the SW 1/4 of Section 33, Township 25 N., Range 6 East W.M. The King County Parcel numbers associated with this property are 124070-0035 and 124070-0086, which comprise approximately 14.14 acres.

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

Staff Contact: Doug McIntyre, AICP, Senior Planner, Phone: (425) 295-0528, Email: dmcintyre@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 AM to 5:00 PM.

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.