



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 PUBLIC HEARING, SEPA DETERMINATION OF NONSIGNIFICANCE (DNS), AND STAFF REPORT RECOMMENDATION – MARCH 9, 2017 SCRANTON SUBDIVISION - PSUB2017-00072

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on April 20, 2017 at 10:00 AM, or soon thereafter, regarding the preliminary approval of the Scranton Subdivision, PSUB2016-00072. 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 Scranton Preliminary Subdivision, PSUB2016-00072.

Project Description: The applicant would like to subdivide 5.32 acres of property into 10 single family dwelling units. The parcel is embraced within the existing Crossings at Pine Lake Subdivision. The property contains critical area wetlands. Access is proposed off of SE 18th Place and off of 211th Avenue SE.

Project Review: On March 14, 2016 an application was submitted by GGM Investments LLC and deemed complete on March 23, 2016. On April 4, 2016 the City issued a Notice of Application/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 21-day public comment period for this proposal was April 4, 2016 through April 25, 2016. Following complete review of this proposal, this notice was issued on March 9, 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.

Proponent: GGM Investments LLC, 9675 SE 36th Street, #105, Mercer Island, WA 98040.

Contact: D.R. Strong, c/o Maher Joudi, P.E. Principal, 620 7th Avenue, 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 March 9, 2017 under the optional SEPA review method.

Existing Environmental Documents: Critical Areas Affidavit; Critical Area Study by Sewall Wetland Consulting; SEPA Checklist; Traffic Impact Analysis, by TraffEx; Geotechnical Study by Earth Solutions NW LLC; Conceptual Development Plans (preliminary plat, grading/drainage plans) by DR Strong Consulting Engineers; Arborist Report by Greenforest Incorporated.

Project Location: The proposed action is located at 1991 211th Ave. SE, Sammamish. WA 98075, within the SE1/4, of Section 5, Township 24 North, Range 6 East, W.M. The property is further identified as King County Assessor Tax Parcel Number 0524069018.

Other Permits Required: Site development permit, demolition permit(s), final plat, and building permits.

Staff Contact: Emily Arteche, Senior Planner, Phone: (425) 295-0522, Email: earteche@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.

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 5:00 PM 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: March 30, 2017 at 5:00 PM per SMC 20.15.130.



801 228th Avenue SE, Sammamish, Wa 98075 425.295.0500 FAX425.295.0600

Department of Community Development

**DETERMINATION OF NON-SIGNIFICANCE (DNS)
SCRANTON 10 Lot SUBDIVISION FILE NUMBER: PSUB2016-00072
March 9th 2017**

Description of proposal: The applicant would like to subdivide 5.32 acres of property into 10 single family dwelling units. The parcel is embraced within the existing Crossings at Pine Lake Subdivision. The property contains critical area wetlands. Access is proposed off of SE 18th Place and off of 211th Avenue SE. On March 14, 2016 an application was submitted by GGM Investments LLC and deemed complete on March 23, 2016. On April 4, 2016 the City issued a Notice of Application/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 21-day public comment period for this proposal was April 4, 2016 through April 25, 2016.

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Location: The proposed action is located at 1991 211th Ave. SE, Sammamish. WA 98075, within the SE1/4, of Section 5, Township 24 North, Range 6 East, W.M. The property is further identified as King County Assessor Tax Parcel Number 0524069018.

Lead agency: City of Sammamish, Community Development Department.

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under the optional DNS process specified in WAC 197-11-355; the lead agency will not act on this proposal for 21 days from the date below. Appeals must be submitted in writing with the appropriate fee and received by the deadline described below.

SEPA Responsible official:
David Pyle, Deputy Director
Department of Community Development
801 228th Ave SE
Sammamish, WA 98075
425-295-0520

Contact person:
Emily Arteche, Senior Planner
Department of Community Development
801 228th Ave SE
Sammamish, WA 98075
425-295-0529

3/9/2017
Date of Issuance

Signature

You may appeal this determination. Send comments/appeals to: SEPA Responsible Official
City of Sammamish, Community Development Department
801 228th Ave SE
Sammamish, WA 98075

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