



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 UPDATED DESIGN AND DOCUMENTS FOR PRELIMINARY SUBDIVISION (PSUB)
CARRIER PRELIMINARY SUBDIVISION – PSUB2016-00026**

and

**NOTICE OF TWO APPLICATIONS FOR PUBLIC AGENCY UTILITY EXCEPTION (PAUE)
CARRIER PSUB PUBLIC SEWER EXTENSION – PAUE2018-00068
CARRIER PSUB PUBLIC ROAD EXPANSION – PAUE2018-00069**

Date of Notice: February 20, 2018

Public Comment Period: Ends March 13, 2018 at 5 PM (21 Days)

NOTICE IS HEREBY GIVEN that following issuance City of Sammamish Hearing Examiner order on May 3, 2017 returning the proposed Carrier Preliminary Subdivision (PSUB2016-00026) for modification or correction, the City of Sammamish received an updated design and documents on February 6, 2018 to subdivide two (2) parcels totaling approximately 14.14 acres located in the R-6 zone into 35 single-family lots with associated roadway, utilities, tree retention, open space and drainage improvements. The project proposal requires Preliminary Subdivision approval by the City of Sammamish Hearing Examiner. The proposed subdivision project was originally reviewed by the Hearing Examiner in an open record hearing on March 16, 20, and 21, 2017 and was found to require corrections to address wetland classifications, stream classifications, utility layout, and street design, to the extent that the sites wetlands and streams are impacted by the proposed design. The updated proposed preliminary subdivision design has been updated to address Hearing Examiner required modifications or corrections. This is not a new application - this is a revised proposal.

NOTICE IS HEREBY ALSO GIVEN that the City of Sammamish received two (2) applications for Public Agency Utility Exception (PAUE) in support of the proposed preliminary subdivision (PSUB2016-00026). The first PAUE application is for the construction of the public sewer extension necessary to provide sewer service to the proposed subdivision. The public sewer extension, as proposed, requires crossing a regulated wetland across the center of the project site. The second PAUE application is for the construction of public road improvements necessary to support the project. The road improvements, as proposed, require the relocation of a stream/ditch in the southwest corner of the site along SE 8th Street. See site map below.

In accordance with SMC 20.05.060, on February 20, 2018 the City issued this Notice of Application by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

File Numbers/ Date of Application:

PSUB2016-00026 (Preliminary Subdivision Proposal): Updated application submitted on February 6, 2018

PAUE2018-00068 (Sewer Extension): February 6, 2018

PAUE2018-00069 (Road Expansion): February 6, 2018

Date of Completeness Determination: February 12, 2018

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

Applicant's Agent: The Blueline Group c/o Brett Pudists, PE, 25 Central Way, Suite 400, Kirkland, WA 98033

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.

Project Documents Available for Review:

PSUB2016-00026 (Preliminary Subdivision Proposal): <https://spaces.hightail.com/space/I6U7XzNS0r>

PAUE2018-00068 (Sewer Extension): <https://spaces.hightail.com/space/yNNEeHEghG>

PAUE2018-00069 (Road Construction): <https://spaces.hightail.com/space/c8YiRzZ3PZ>

PSUB2016-00026– Carrier Preliminary Subdivision

PAUE2018-00068 (Sewer Extension)

PAUE2018-00069 (Road Construction)

**NOTICE OF UPDATED DESIGN
NOTICE OF APPLICATION**

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State Environmental Policy Act (SEPA) Review: A SEPA Threshold Determination of Non-Significance (DNS) was issued for this proposal on January 17, 2017. Under WAC 197-11-600, WAC 197-11-625, and WAC 197-11-706 an addendum to a previously issued threshold determination may be issued if no substantial changes to the project have been made.

Staff Project Planner Assigned: David Pyle, Deputy Director P: 425-295-0521, E: dpyle@sammamish.us
Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

Public Comment Period: A 21-day public comment period applies to this updated preliminary subdivision proposal and the accompanying public agency utility exception applications. Public comment on this updated proposed subdivision application and the supporting public agency utility exceptions for public sewer extension and public road construction will be accepted from February 20, 2018 through March 13, 2018 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

Interested persons are invited to submit written comments pertaining to the application no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, 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.

SITE PLAN

A FULL SIZE SITE PLAN IS AVAILABLE IN THE PROJECT FILE

