



**NOTICE OF PUBLIC HEARING, DETERMINATION OF NONSIGNIFICANCE
(DNS), AND STAFF REPORT RECOMMENDATION
TRILLIUM AT INGLEWOOD ASSEMBLAGE PRELIMINARY SUBDIVISION, PSUB2017-01007**

Date of Notice: October 29, 2018
SEPA DNS Appeal Period Ends: November 19, 2018 at 5PM
Public Hearing: January 9, 2019 at 9AM

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on January 9, 2019, at 9:00 AM, or soon thereafter, regarding the preliminary approval of the Trillium at Inglewood Preliminary Subdivision application, PSUB2017-01007. The Public Hearing will take place at 801 228th Ave SE, Sammamish, WA (Council Chambers).

Notice is further given that the City of Sammamish Department of Community Development issued a staff report in conjunction with a recommendation to the Hearing Examiner to grant preliminary approval of the Trillium at Inglewood Preliminary Subdivision. A copy of the Staff Report and all exhibits can be found here: <https://spaces.hightail.com/space/CucR9XNu2R>.

Project Description: The City of Sammamish received an application from Quadrant Homes (Plattor) on December 29, 2017 to subdivide three (3) parcels totaling approximately 7.86 acres located in the R-6 zone into 33 single-family lots with associated roadway, utilities, tree retention, open space and drainage system. The proposal requires Preliminary Subdivision approval by the City of Sammamish.

Project Review: The application was deemed complete for the purpose of review on January 2, 2018. On January 11, 2018, the City issued a Notice of Application/SEPA threshold determination 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 placement of a legal notice in the local newspaper. The public comment period for this proposal was January 11, 2018 through February 1, 2018.

Applicant: Quadrant Homes, c/o Barbara Yarrington, 15900 SE Eastgate Way, Suite 300, Bellevue, WA 98008, Phone: (425) 452-6546, Email: Barbara.yarrington@quadranthomes.com.

Environmental Review: A SEPA Threshold Determination of Non-Significance was issued on October 29, 2018 through the SEPA Optional DNS Process, pursuant to WAC 197-11-355. Additional environmental review is not required.

Project Location: The project is located adjacent to 23860 NE 8th Street within the City of Sammamish. The project is located on the north side of NE 8th Street and to the east by Inglewood Middle School, to the south by NE 8th Street. The project is further located within the southwest ¼ of the southeast ¼ of Section 27, Township 25 North, Range 06 East, W.M.. The King County Assessor Parcel Numbers associated with this project are: 2725069125, 2725069126, and 2725069127.

Other Permits Required: Construction permits, final plat approval, 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 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.

SEPA DNS Appeal Deadline: Pursuant to SMC 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. Pursuant to SMC 20.10.80(2)(b) the appeal shall identify the decision being appealed and the alleged errors in that decision. Further, the appeal shall state specific reasons why the decision should be reversed or modified, the harm suffered or anticipated by the appellant, and the relief sought. The scope of an appeal shall be based principally on matters or issues raised in the appeal. Appeal instructions are available at City Hall or are available upon request at 425.295.0500. Appeals on the DNS must be received at the address above by November 19, 2018, at 5:00 PM. Please note that if a timely and complete appeal application is filed with the appropriate filing fee, the public hearing may be rescheduled to a date to be determined later, and proper notification shall be provided. Additionally, any appeal hearing and the required public hearing for this action shall be consolidated into one public hearing pursuant to SMC 20.10.160.