



March 26, 2021

STCA, LLC – Peter Brennan
5335 Meadows Rd, STE 108
Lake Oswego, OR 97035

RE: Third Letter of Completion –Brownstone West Preliminary Subdivision (PSUB2019-00561)

The City of Sammamish has received revisions to the above referenced application for continued review on March 13, 2021. The revised application was submitted in response to the City's second review¹ of the original application submitted on November 4, 2019. The City has determined the application as submitted includes the items necessary to continue review of the application for compliance with the Sammamish Municipal Code (SMC); therefore, the application has been deemed complete for further review and processing in accordance with the procedures for a Type 3 land use permit decision pursuant to Sammamish Municipal Code (SMC) 20.05.020.

As part of the initial completeness check, staff did complete a cursory review of the application to verify that the updated materials showed significant progress towards compliance. Progress has been made but staff did note that the proposed layout of the stormwater facilities, especially within the public right-of-way, may not fully comply with the Public Works Standards. Comments will be provided for the proposed stormwater facilities along with any other comments discovered during the review process.

Furthermore, notice is hereby given in accordance with SMC 20.05.100(4) that the City of Sammamish will not meet the target of 120 days from the original date the application was deemed complete on November 27, 2019 to the time a decision is made which will be in the form of a Staff Recommendation to the Hearing Examiner.

Staff anticipates that 60 days are needed to review this application. In the event that City Staff is unable to meet this target time limit, SMC 20.05.100(4) dictates that the applicant shall be provided written notice that includes a statement as to why the target time limit has not been met and an estimated date for issuance of the Staff Recommendation. The reasons as to why staff is unable to meet the target 120-day time limit is as follows:

1. STCA, LLC submitted four land use applications that were being reviewed concurrently: Brownstone West (PSUB2019-00561) and Sammamish Town Center SW Quadrant (UZDP2019-00562, PSUB2019-00563, and BSP2019-00564). The Sammamish Town Center SW Quadrant was denied by the City on November 13, 2020 and is currently under appeal.
2. The development of Brownstone West was dependent on shared infrastructure improvements with the Sammamish Town Center SW Quadrant project. Upon denial of the Sammamish Town Center SW Quadrant project, the application materials for Brownstone West are required to be updated and revised as a stand-alone project compliant with applicable Town Center Plan goals, policies, and regulations.
3. Additional staff review may be required prior to issuance of a Staff Recommendation and setting of a hearing date before the City's Hearing Examiner.

¹ Plan Review Summary for Brownstone West (PSUB2019-00561) dated November 13, 2020.

Staff anticipates processing of said application will proceed as follows:

1. In response to the second review letter dated November 13, 2020, Staff anticipates the need for 60 days to review STCA's response and provide additional review letters if necessary. It is anticipated that each subsequent City review will take up to 60 days; and
2. Upon completion of the City's final review, it is anticipated that it will take up to 30 days to draft and issue a Staff Recommendation to the Hearing Examiner and issue Notice of Public Hearing, SEPA Threshold Determination, and Staff Recommendation; and
3. The Public Hearing will begin no less than 72 days after the issuance of Notice of Public Hearing, SEPA Threshold Determination, and Staff Recommendation.
4. It is anticipated that a decision will be made by the Hearing Examiner in Summer or Fall of 2021.

In accordance with SMC 20.05.060 and 20.05.100(4), on April 8, 2021, the City will issue a joint Notice of Revised Application and 120 Day Clock Exceedance by the following means: mailed notice to property owners within 1,000 feet of the subject site, mailed or emailed to all persons who submitted public comment during the comment period, updating signs already posted on the project property, and by placing a legal notice in the local newspaper. A 21-day public comment period will follow the noticing.

The preliminary review deposit for this application (PSUB2019-00561) has been exhausted and has an outstanding review fee balance. Prior to commencing review of the application materials all review fees must be paid as directed in the March 13, 2021 email.

Should you have any questions concerning your application, please call me directly at 425-295-0547. Email correspondence can be sent to chankins@sammamish.us with towncenter@sammamish.us copied on all email correspondence. Please also be sure to include the project file name and file number in the subject line (e.g. "PSUB2019-00561- Brownstone West"). Project information is available on the City of Sammamish website at <https://www.sammamish.us/towncenterprojects>

Sincerely,

Electronic Copy - Sent Via Email on 03/26/2021

Chris Hankins, Senior Planner
Community Development Department
City of Sammamish
425-295-0547
chankins@sammamish.us

Cc: David Pyle, Director
Kellye Hilde, Deputy Director
Darci Donovan, Special Projects Coordinator

Attachments:

1. Invoice for additional permit review fees