



**NOTICE OF REVISED SEPA CHECKLIST/SEPA ADDENDUM
NOTICE OF PUBLIC HEARING
REVISED BROWNSTONES WEST DEVELOPMENT AGREEMENT
Date of Notice: November 28, 2023
Public Hearing: December 12, 2023, at 6:30 PM**

Notice Is Hereby Given that the City of Sammamish City Council will hold a public hearing on December 12, 2023, at 6:30 PM to consider revisions to the approved Development Agreement for the Brownstones West Preliminary Subdivision.

Project Description: This non-project action is known as the Brownstones West Development Agreement/Preliminary Subdivision. The proposal is an agreement between the City of Sammamish and STCA, LLC establishing parameters for minor modifications to the approved Brownstones West Preliminary Subdivision project (PSUB2019-00561).

The applicant proposes to adjust the previously approved types of residential uses within the TC-C zoning area fronting onto 222nd Place SE between SE 4th Street and Sammamish Commons Park. The current approval/agreement is for the development of (10) three-story single-family homes and (7) three-story attached townhouse units for a total of (17) residential units within the TC-C zone. The applicant proposes to revise the application/agreement to (17) two-story attached townhouse units. The balance of (21) attached townhouse units within the TC-B zoned area of the project remains as previously approved. The proposed revisions also include shifting the approved lot lines and alley 10-feet to the east, addition of detached garages, and some minor shifting of utility connections/services relevant to the revised lot and alley dimensions. There are additional minor updates to the developer agreement that are administrative and based on changes/updates to the approved project proposal.

Proponent: STCA, LLC

Location of Proposal: 22225, 22245, 22251, 22407 SE 4th Street Sammamish, WA 98074

Tax Parcel Numbers: 3325069044, 3325069102, 3325069117, 3325069024, 3325069085, 3325069016, 3325069138, 3325069080, and 050900UNKN

Lead Agency: City of Sammamish

Hearing Schedule and Location: This Public Hearing will be part of a regular meeting, which will start at 6:30 PM on December 12, 2023. The public is invited to participate in person at City Hall (801 228th Ave SE) or virtually through Zoom. To view the City Council meeting agenda, go to <https://sammamishwa.civicweb.net/Portal> and click on the meeting date. Instructions on how to view the meeting are provided in the agenda.

Written Comment: Written public comment will be accepted until 5:00 PM on December 12, 2023 (the day of the meeting). Submit your written comments by email to the City Clerk at lhachey@sammamish.us and citycouncil@sammamish.us.

Verbal Comment: Up to 3 minutes of verbal public comment may be provided by attending in person at City Hall or virtually through Zoom using this link: <https://zoom.us/j/97743476957> or by telephone by dialing: 253-215-8782 and entering the following Webinar ID when prompted: 977 4347 6957#. During Public Comment, the City Clerk will ask attendees to press the "raise hand" button if they wish to

provide comments. If joining the meeting by phone, dial *9 to raise your hand. When it is your turn to speak, the Clerk will unmute you and you will be given the ability to turn on your web camera if desired.

Environmental Review: A SEPA Threshold Determination of Non-Significance in response to the Brownstone West Development Agreement approved under Resolution R2022-980 was issued on November 21, 2022 followed by City Council approval of the Development Agreement on December 6, 2022. This SEPA Addendum is issued on November 28, 2023 in accordance with WAC 197-11-625 and WAC 197-11-630 in response to proposed amendments to the Development Agreement. Action by the City Council approving changes to the Development Agreement is anticipated on December 12, 2023. After review of the proposed changes to the Development Agreement and corresponding revised SEPA Checklist the lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment and has issued a SEPA Addendum. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after a review of a completed environmental checklist, and other information on file with the lead agency. This information is available to the public on request. There is no comment period on this SEPA Addendum.

Document Availability: All associated documents can be viewed and downloaded at <https://spaces.hightail.com/space/SCu0VDRB4x/group/st-d2843b94-38b9-4020-8dad-81b7fefcb5b9>

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