NOTICE OF APPLICATION FOR SUBDIVISION OF PROPERTY
SE 14TH STREET PRELIMINARY PLAT –PSUB2017-00542

Date of Notice: September 14, 2017
Public Comment Period: Ends October 5, 2017 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application on July 7, 2017 to subdivide three developed properties with three existing single family residences that total 3.24 acres located in the R-4 zone into a total of 12 single family lots. The existing residences will be removed. Due to site topography, approximately 6,700 cubic yards of cut and 7,700 cubic yards of fill are proposed to adjust the site's grade as needed to accommodate building pads and necessary infrastructure. The project proposal requires Preliminary Plat approval by the City of Sammamish.

In accordance with SMC 20.05.060, on September 14, 2017 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. To review the documents related to this project visit: https://spaces.hightail.com/space/znzUEwh3uW

File Number: PSUB2017-00542

Date of Application: July 7, 2017

Date of Completeness Determination: September 1, 2017

Date of Notice of Application: September 14, 2017

Applicant: William E. Buchan, Inc., 2630 116th Avenue NE, Suite 100, Bellevue, WA 98004, P: (425) 828-6424, E: GregN@BuchanHomes.com

Project Location:
The proposed development is located at 24525 & 24617 SE 14th Street, and 1425 247th Avenue SE, Sammamish, WA 98075

Tax Parcel Number: 0224069152 & 0224069117 & 0224069118

Existing Environmental Documents Available for Review:
Preliminary Project Plans, Property Boundary and Topographic Survey, Tree Inventory and Arborist Report, Critical Areas Report, Geotechnical Report, SEPA Checklist, and a Preliminary Technical Information Report.
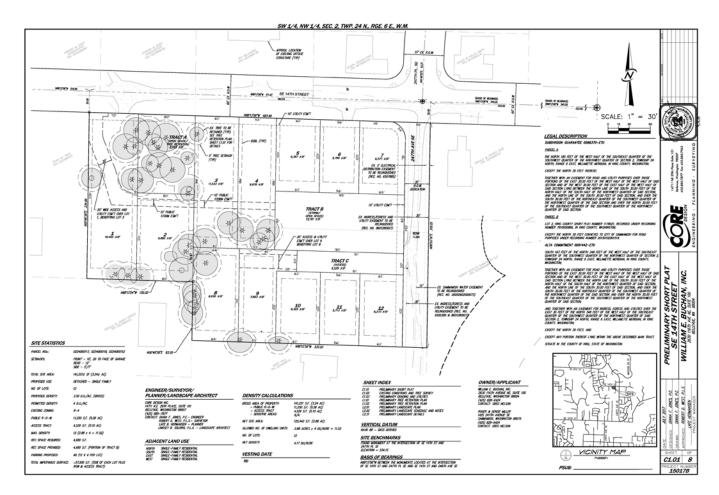

State Environmental Policy Act (SEPA) Review: Based on the submitted application and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Staff Project Planner Assigned: Tracy Cui, AICP, Associate Planner P: 425-295-0523, E: tcui@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 project. Public comment on this proposed subdivision will be accepted from September 14, 2017 through October 5, 2017 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