



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

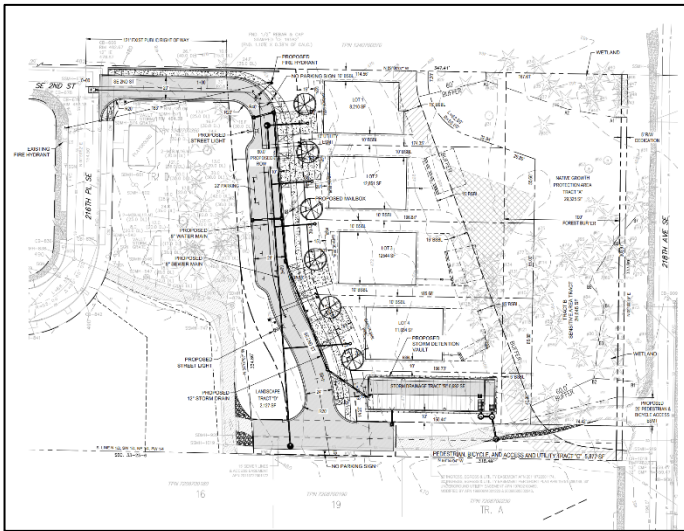
NOTICE OF APPLICATION PRELIMINARY SHORT PLAT/ SEPA NOTIFICATION PSHP2025-00378 - PRELIM SHORT PLAT - BELLA'S GROVE 4-LOT

Date of Complete Application: 05/28/2025

Date of Completeness Determination: 06/25/2025

Date of Notice: 07/08/2025

PROJECT DESCRIPTION: The Bella's Grove project proposes the construction of 4 single family residential building lots on approximately 2.55-acre parcel, located on 215 218th Ave SE, Sammamish, Washington. The project will clear, grade and construct a neighborhood residential roadway, utility extensions, and stormwater infrastructure. The proposed lots vary in dimensions with areas ranging between 12,700 to 13,900 square feet. The existing Single family residential house will be demolished. Road and stormwater tracts are proposed. Sewer and water mains extensions are proposed. Existing wetlands will be protected by the wetland buffer. There is currently existing forest buffer on the parcel as well that will be preserved.



Application Documents Link:

<https://spaces.hightail.com/space/8Nug4UVWIS>

Project Location: 215 218TH AVE SE SAMMAMISH WA 98074

Parcel: 124070-0075

Owner/Applicant: Kirk McArthur

Applicant's Representative: Dean Furr – Furr Engineering Services PLLC
(P) (425) 548-9900, (E) FELIKS@FURREENGINEERING.COM

Public Comment Period: 07/08/2025 – 07/29/2025 at 5 p.m.

Planning Project Manager: Quin L. Williamson
(P) (206)-677-0043, (E) QWilliamson@sammamish.us

During the public comment period, comments can be sent to the City Project Manager in writing or via email. 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 Sammamish City Hall during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.: City of Sammamish City Hall, Permit Center, 801 228th Avenue SE, Sammamish, Washington 98075.

Note: Mediation of disputes is available pursuant to SMC 21.09.040. 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.

Existing Environmental Documents Available for Review: Critical Areas Study, Arborist Report, Geotechnical Report, SEPA Checklist, Critical Area Affidavit.



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State Environmental Policy Act (SEPA) Review: Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance (DNS) for this proposal and the Optional DNS process as specified in WAC 197-11-340 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.