



## Department of Community Development

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

### NOTICE OF APPLICATION / SEPA NOTIFICATION COM2023-05666 BROWN BEAR UNDERGROUND STORAGE TANK DEMOLITION

**Date of Notice:** February 22, 2024

**Public Comment Period:** February 22, 2024, to March 14, 2024, at 5:00 p.m.

**Notice is Hereby Given:** that the City of Sammamish received an application for a demolition permit to decommission and remove the underground storage tanks, fuel dispensers, and gasoline service station canopy accessory to the existing Brown Bear Car Wash. The proposed demolition is to accommodate the reconfiguration of the existing carwash use.

Pursuant to WAC 197-11-800(2)(h), the proposed action is not categorically exempt from review as the removal of impervious underground tanks exceeds 10,000 gallons and the site is not located on agricultural or industrial lands. Demolition building permits that require SEPA review are considered Type 2 land use applications, are reviewed and approved administratively, and no public hearing is required. This permit is subject to the Type 2 application review process described in SMC 21.09.

**SEPA Documents Received:** SEPA Checklist, Mailing List, Acceptance of Financial Responsibility – Affidavit of Applicant Status, City Application, Demolition Plan, Historic Resources Affidavit, Critical Areas Affidavit, Legal Description, and Project Narrative.

**Online documents:** A copy of all the documents listed above can be accessed through the following link: <https://spaces.hightail.com/space/gZ4UlnU0j9>

**Project Location:** 3050 228TH AVE SE, Sammamish, WA 98075

**Parcel:** 102406-9007

**Applicant(s):** Glenna Mahar, Barghausen Consulting Engineers, P: (425)251-6222 ext. 7336, E: [GMahar@Barghausen.com](mailto:GMahar@Barghausen.com)

**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 environmental impact 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:** Savannah Hutchins, Associate Planner, P: (206)305-6651, E: [SHutchins@Sammamish.us](mailto:SHutchins@Sammamish.us), Address: City of Sammamish City Hall, 801 228<sup>th</sup> Avenue SE, Sammamish, WA 98075.

**Public Comment Period:** A 21-day public comment period applies to this project. Public comment on this proposed demolition will be accepted from February 22, 2024, through March 14, 2024, at 5:00 p.m. Please direct comments to the staff contacts listed above.

*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, via email or at 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. 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.*

*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.*