



## **NOTICE OF PUBLIC HEARING, DETERMINATION OF NONSIGNIFICANCE (DNS), AND STAFF REPORT RECOMMENDATION STRATMOOR (FLYNN) SUBDIVISION PSUB2016-00512**

**Date of Notice: May 22, 2017**

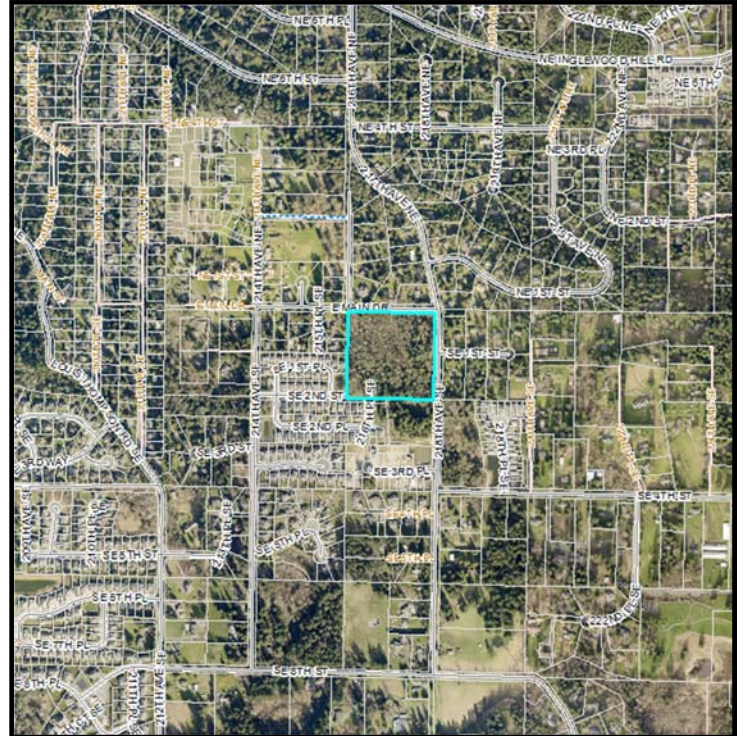
**Appeal Period: Ends June 12, 2017 at 5 PM**

**Notice is hereby given** that the City of Sammamish Hearing Examiner will conduct a public hearing on July 25, 2017 at 10:00 AM, or soon thereafter, regarding the preliminary approval of the Stratmoor Subdivision, PSUB2016-00512. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).

**Notice is further given** that the City of Sammamish Department of Community Development issued a staff report in conjunction with a recommendation to the Hearing Examiner to grant preliminary approval of the Stratmoor Subdivision, PSUB2016-00512. A copy of the Staff Report and all exhibits can be found here:

<https://spaces.hightail.com/receive/TXuM90in2w>.

**Project Description:** the City of Sammamish received an application on December 2, 2016 to subdivide a 9.75-acre property located in the R-6 zone into 21 single family lots. The property contains a wetland located on the eastern side of the property. The project proposal requires Preliminary Subdivision approval by the City of Sammamish.



**Project Review:** The application was deemed complete for the purpose of review on December 2, 2016. Following complete review of the proposal, the Notice of Application was issued on December 8, 2016 and subsequently mailed to property owners within 1,000 feet of the subject site, emailed or mailed to agencies and to other interested parties of record, posted on the City of Sammamish website, posted on a sign located on the subject site, and published within the newspaper of record.

**Plattor:** Todd Levitt, Brixton Homes, LLC, 14410 Bel-Red Road, Bellevue, WA 98007, P: (425) 644-2323, E: [toddl@murrayfranklyn.com](mailto:toddl@murrayfranklyn.com).

**Engineer:** Jim Olson, Core Design, Inc, 14711 NE 29<sup>th</sup> Place, Suite 101, Bellevue, WA 98007, P: (425) 885-7877, E: [jao@coredesigninc.com](mailto:jao@coredesigninc.com).

**Environmental Review:** The proposed development was reviewed under the provisions of SEPA. The City of Sammamish issued a DNS for this project on May 22, 2017 under the optional SEPA review method.

**Project Location:** The proposed development is located at an unaddressed parcel located on the southwest corner at the intersection of 218<sup>th</sup> Avenue SE and East Main Street in the City of Sammamish, Washington within Section 33, Township 25 North, Range 6 East, W.M. The King County Assessor Tax Parcel number associated with this property is 1240700070.

**Other Permits Required:** Site development permit, final plat, and building permits for single-family homes.

**Staff Contact:** Ryan Harriman, AICP, Senior Planner, Phone: (425) 295-0529, Email: rharriman@sammamish.us.

Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents 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 AM to 5:00 PM.

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.

**Appeal Deadline:** Per SMC 20.10.080 and 20.15.130, Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5:00 PM on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at 425.295.0500. Appeals on the DNS must be received at the address above by: June 12, 2017 at 5:00 PM pursuant to SMC 20.15.130.

### *Proposed Subdivision*

