



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Decision for a Director's Modification Osgood Property - DIRM2014-00190

Project Description: The applicant requests modification of those standards to allow, subject to all other applicable provisions of the Sammamish Municipal Code, a subdivision of the property located at 19661 SE 24th Way, Sammamish. The subject site is located within the erosion hazard near water body overlay and in the no disturbance area that normally prohibits subdivision. The proposed modification would allow for subdivision of the property provided water quality was improved post development. The applicant is proposing to install a drainage pipe down SE 24th Way to the bottom of the hill and shall incorporate level 3 flow control along with other water quality improvements.

The applicant (Jim Osgood and Susan Richardson) applied for the above project on August 20, 2014; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on September 10, 2014. On September 18, 2014, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **September 18, 2014** through **October 9, 2014**. The City of Sammamish issued a decision on February 17, 2015. This Notice of Decision was issued on **February 17, 2015** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved with Conditions**.

Applicant: Jim Osgood and Susan Richardson
Public Comment Period: September 18, 2014 through October 9, 2014
Project Location: 19661 SE 24TH WAY, Sammamish, WA
Tax Parcel Number(s): 0824069033

Existing Environmental Documents: Letter of description by McCullough Hill Leary PS received 8/20/2014; Critical Areas Affidavit received 8/20/2014; Qualitative water quality evaluation study by Raedeke Associates received 8/20/2014; Osgood Property Evaluation Exhibit by Triad Associates received 8/20/2014; Response to Question on Water Quality Impacts mem by Raedeke Associates, received 1/29/2015

Public Hearing: A public hearing is not required for this project.
Appeal Period: **February 17, 2015** through **March 10, 2015**
Staff Member Assigned:

Evan Maxim, Senior Planner
(425) 295-0523
emaxim@sammamish.us

Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 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.