



Department of Community Development

801 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: www.sammamish.us

REVISED NOTICE OF APPLICATION / SEPA NOTIFICATION 223RD ASSEMBLAGE - PSUB2014-00087

Project Description: The applicant proposes to subdivide approximately 12.76 acres including four parcels into 38 single family residential lots. The existing three homes are proposed to be demolished. The site is located in the erosion hazard near sensitive water body overlay and is constrained by a category I wetland. Offsite improvements to 223rd Ave SE are anticipated.

Revised notice is provided to reflect the request by the applicant to modify property specific drainage requirements from the Erosion Hazard Near Sensitive Water Body overlay, pursuant to SMC 21A.50.225(2)(c). In particular, the applicant has requested that open space be located around the perimeter of the project to retain additional trees.

On April 28, 2014 an application was submitted by 1402 WLD 223 ASSEMBLAGE, LLC (Rep. Kerek Edwards) and deemed complete on April 30, 2014. On May 08, 2014, the City issued this Notice of Application/SEPA Notification by the following means: 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.

Public Comment Period: 05/15/2014 through 06/05/2014

Project Location:

Tax Parcel:

0924069165
0924069196
0924069116
0924069108

Address:

22210 SE 38TH ST
Vacant
22215 222ND AVE SE
22323 SE 38TH ST

Applicant: 1402 WLD 223 ASSEMBLAGE, LLC

Existing Environmental Documents:

Project narrative by CPH received 4/28/14; preliminary and development plan sets by CPH received 4/28/14; statement of site plan compliance by CPH received 4/28/14; SEPA checklist received 4/28/14; street variation request by CPH received 4/28/14; wetland determination by Gary Schulz received 4/28/14; tree inventory and retention report by Shoffner Consulting received 4/28/14; Geotechnical Report by AESI received 4/28/14; TIR by CPH received 4/28/14; transportation impact study by TENW received 4/28/14; critical area affidavit received 4/28/14

Other Permits: Site Development, Final Plat, Building Permits, Street Variation, EHNSWB modification

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 Member Assigned: Evan Maxim

425.295.0500

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A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner. Interested persons are invited to submit written comments on the application by 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, 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 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.