



Department of Community Development

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

NOTICE OF RESCHEDULED COMBINED PUBLIC HEARING (APRIL 14, 2017) STATE ENVIRONMENTAL POLICY ACT (SEPA) APPEAL and SUBDIVISION PRELIMINARY APPROVAL SCRANTON SUBDIVISION - PSUB2016-00072

Notice is hereby given that the City of Sammamish will conduct a combined public hearing on Tuesday May 16, 2017 at 9:00 AM, or soon thereafter. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers). The combined public hearing is in regard to the preliminary approval of the Scranton Subdivision, PSUB2016-00072, and a SEPA Appeal which was timely filed.

Notice is further given that the City of Sammamish Department of Community Development has issued a SEPA DNS and a staff report in conjunction with a recommendation to the Hearing Examiner to grant preliminary approval of the Scranton Subdivision, PSUB2016-00072.

Project Description: The applicant proposes to subdivide 5.32 acres of property into 10 single family dwelling units. The parcel is embraced within the existing Crossings at Pine Lake Subdivision. The property contains critical area wetlands. Access is proposed off of SE 18th Place and off of 211th Avenue SE.

Project Review: On March 14, 2016 an application was submitted by GGM Investments LLC and deemed complete on March 23, 2016. On April 4, 2016 the City issued a Notice of Application and Intent to Issue SEPA Threshold Determination of Nonsignificance (DNS) by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and placement of a legal notice in the local newspaper. The 21-day public comment period for this proposal was April 4, 2016 through April 25, 2016.

Following complete review of this proposal, a notice was issued on March 9, 2017 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. The SEPA appeal period ran from March 9, 2017 through March 30, 2017.

Proponent: GGM Investments LLC, 9675 SE 36th Street, #105, Mercer Island, WA 98040.

Contact: D.R. Strong, c/o Maher Joudi, P.E. Principal, 620 7th Avenue, Kirkland, WA 98033.

Environmental Review: The proposed development was reviewed under the provisions of SEPA. The City of Sammamish issued a DNS for this project on March 9, 2017 under the optional SEPA review method. The SEPA appeal period ran from March 9, 2017 through March 30, 2017. One appeal of the SEPA DNS was timely filed.

Existing Environmental Documents: Critical Areas Affidavit; Critical Area Study by Sewall Wetland Consulting; SEPA Checklist; Traffic Impact Analysis, by TraffEx; Geotechnical Study by Earth Solutions NW LLC; Conceptual Development Plans (preliminary plat, grading/drainage plans) by DR Strong Consulting Engineers; Arborist Report by Greenforest Incorporated.

Project Location: The proposed action is located at 1991 211th Ave. SE, Sammamish. WA 98075, within the SE1/4, of Section 5, Township 24 North, Range 6 East, W.M. The property is further identified as King County Assessor Tax Parcel Number 052406-9018.

Other Permits Required: Site development permit, demolition permit(s), final plat, and building permits for single-family homes.

Staff Contact: Doug McIntyre, AICP, Senior Planner, Phone: (425) 295-0528, Email: dmcintyre@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.

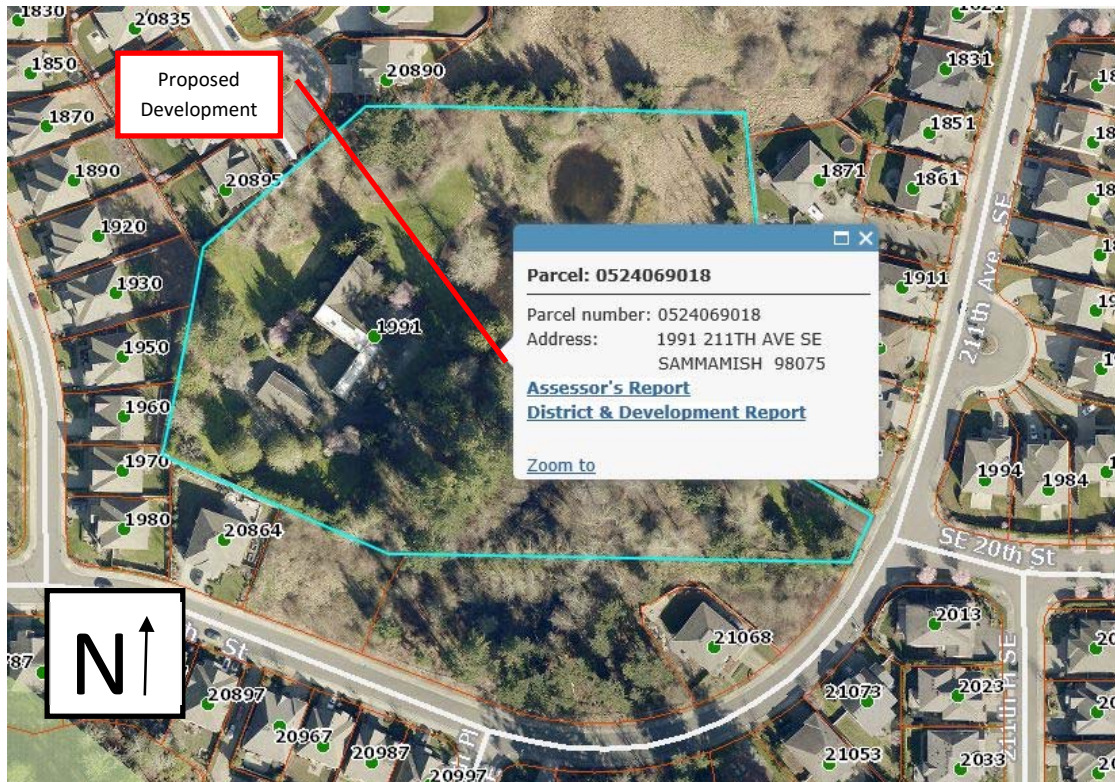


Figure 1: Site Vicinity Map

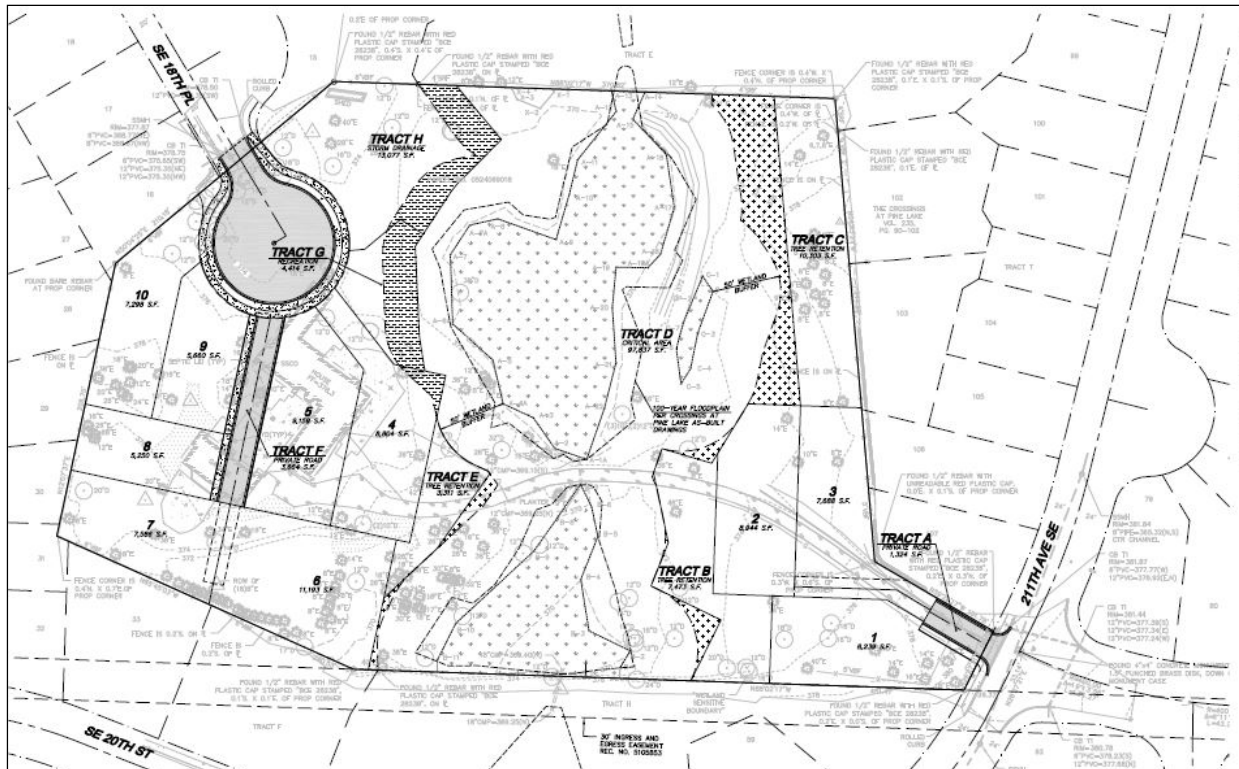


Figure 2: Proposed Subdivision