



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 Decision for a Commercial Site Development Permit

Sammamish Cottages – CSDP2014-00173

Project Description: The applicant has applied for a Commercial Site Development Permit (CSDP) and Binding Site Plan to construct a 16-unit single-family detached residential cottage housing development on the subject property. The property is zoned R-6 and 1.5 acres in size. The proposal involves installation of driveways and parking spaces, sidewalks, on-site stormwater treatment vault, common open space, and landscaping.

The applicant made application on August 4, 2014; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on August 7, 2014. On August 13, 2014, the City issued a Notice of Application (NOA), which identified a public comment period from August 13, 2014 through September 3, 2014. The City issued a SEPA threshold determination (DNS) on July 17, 2015. This Notice of Decision was issued on **July 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: Windward Real Estate Services, Inc. (Greg Krabbe)
Public Comment Period: August 13, 2014 through September 3, 2014
Project Location: 1430 - 227th Avenue SE, Sammamish, WA
Tax Parcel Number: 0424069159

Existing Environmental Documents: Critical Area Affidavit; SEPA Checklist; Technical Information Report prepared by PACE Engineers revised January 26, 2015, Geotechnical Study by Earth Solutions NW dated May 23, 2013; Transportation Impact Study by TENW dated May 30, 2014 with updated memorandum dated May 14, 2015, Site Plans by Pace Engineers dated May 15, 2015 and Landscape Plans by Lane & Associates received 6/22/15.

Other Permits Included: Site Development Permit, Binding Site Plan, future building permits, Right-of-Way Use permit

SEPA Review: The City issued a SEPA Determination (DNS) for this project on July 17, 2015. The appeal period will run concurrently with this Notice of Decision.

Public Hearing: A Public Hearing is not required for this project.

Appeal Period: July 17, 2015 through August 7, 2015

Staff Member Assigned:

Mona Davis, Senior Planner
(425) 295-0529
mdavis@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.