



NOTICE OF PUBLIC HEARING, DETERMINATION OF NONSIGNIFICANCE (DNS), AND STAFF REPORT RECOMMENDATION IRONGATE SUBDIVISION PSUB2016-00553

Date of Notice: July 25, 2017

Appeal Period: Ends August 15, 2017 at 5 PM

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on October 10, 2017 at 10:00 AM, or soon thereafter, regarding the preliminary approval of the Irongate Subdivision, PSUB2016-00553. 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 Irongate Subdivision, PSUB2016-00553. A copy of the Staff Report and all exhibits can be found here: <https://spaces.hightail.com/receive/yq0QNYeu8>.

Project Description: The City of Sammamish received an application on December 27, 2016 to subdivide four (4) parcels totaling approximately 5.00 acres located in the R-4 zone into 17 single-family lots with an associated open space and recreation tract located centrally within the proposed development. 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 January 17, 2017. On January 26, 2017 the City issued a Notice of Application/SEPA threshold determination by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and placement of a legal notice in the local newspaper. The public comment period for this proposal was January 26, 2017 through February 16, 2017.

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

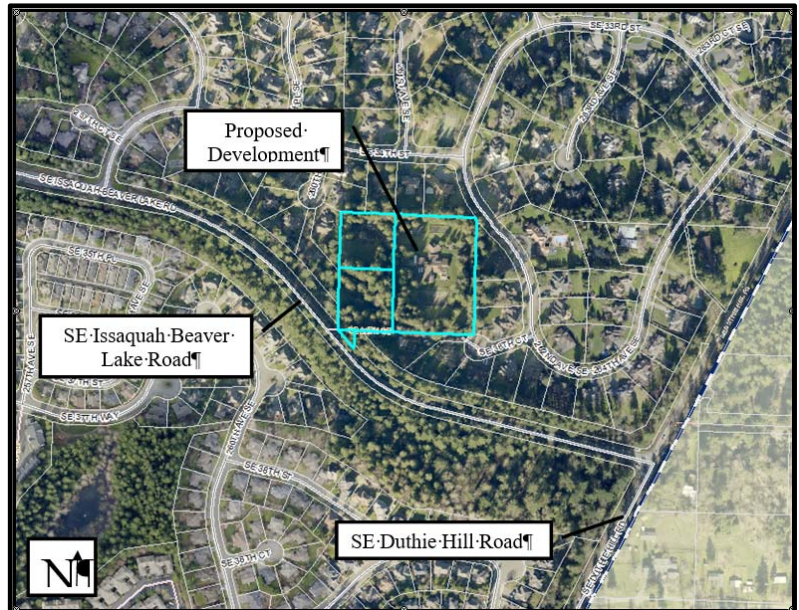
Engineer: Jim Olson, Core Design, Inc, 14711 NE 29th Place, Suite 101, Bellevue, WA 98007, P: (425) 885-7877, E: jao@coredesigninc.com.

Environmental Review: The proposed development was reviewed under the provisions of SEPA. The City of Sammamish issued a DNS for this project on July 25, 2017 under the optional SEPA review method.

Project Location: The proposed subdivision is located at 26004, 26014, and 26022 SE 36th Street in the City of Sammamish, Washington within Section 12, Township 24 North, Range 06 East, W.M. The King County Assessor Tax Parcel numbers associated with this proposal are 1224069088, 1224069087, 1224069059, and 1224069089.

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: August 15, 2017 at 5:00 PM pursuant to SMC 20.15.130.

Please note that if a timely and complete appeal application is filed with the appropriate filing fee, the public hearing may be rescheduled to a date to be determined later, and proper notification shall be provided. Additionally, any appeal hearing and the required public hearing for this actions shall be consolidated into one public hearing pursuant to SMC 20.10.160.

Proposed Subdivision

