



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 Public Hearing for a Subdivision

Brixton - PSUB2014-00111

Project Description: The applicant is proposing to subdivide 8.8 acres of land to create a total of 32 single family residential lots. The site of the proposed subdivision is currently comprised of eight parcels located east of 218th Avenue SE, at the intersection of SE 1st Street. All existing homes and structures are proposed to be removed as part of the development, with the exception of those on proposed lot 1. The property is zoned R-4. The applicant (Brixton Homes, LLC) applied for the above project on **May 22, 2014**; following a review to confirm that a complete application had been received, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from May 30, 2014 through June 20, 2014, which was later revised to notice a road variation request on January 8, 2015, providing for an additional public comment period from **January 8, 2015 through January 29, 2015**. This Notice of Public Hearing was issued on **October 15, 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 City has recommended that the project be **Preliminarily Approved with Conditions**.

Applicant: Brixton Homes, LLC
Public Comment Period: January 8, 2015 through January 29, 2015
Project Location: 21807 SE 1st Street, Sammamish, WA
Tax Parcel Number: 918651-0010, -0020, -0030, -0040, -0050, -0060, -0070, -0080.

Existing Environmental Documents: Preliminary Plat by CORE Design received 08/03/15; SEPA checklist; Wetland Reconnaissance Reports by Raedeke and Wetland Resources; Arborist report by Greenforest Incorporated dated 4/29/15; Traffic Impact Study by TENW dated 5/20/14; Technical Information Report by CORE Design received 5/01/15; Preliminary Geotechnical Report by Terra Associates dated 5/21/14.

Other Permits Included: Site development permit, final plat, and building permits for single-family homes.

SEPA Review: The City of Sammamish issued a Determination of Non-Significance (DNS) for this project on August 31, 2015.

A Public Hearing will be held:

Date of Hearing: November 2, 2015
Time of Hearing: 1:00 pm
Location of Hearing: 801 - 228th Ave SE, Sammamish (Council Chambers)

Staff Member Assigned:

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