



**NOTICE OF PUBLIC HEARING
ISSUANCE OF SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)
ISSUANCE OF STAFF REPORT AND RECOMMENDATION TO CITY HEARING EXAMINER
SE 14TH STREET 12-LOT PRELIMINARY SUBDIVISION (PSUB2017-00542)**

**DATE OF NOTICE: 08/09/2018
SEPA APPEAL DEADLINE: 08/30/2018 at 5:00 PM
PUBLIC HEARING DATE/TIME: 10/22/2018 at 9:00 AM**

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on October 22, 2018 at 9:00 am, or soon thereafter, regarding the SE 14th Street Preliminary Subdivision, City of Sammamish Permit PSUB2017-00542. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (City Hall Council Chambers).

Description of proposal: Request to subdivide three developed properties with three existing single-family residences that total 3.24 acres located in the R-4 zone into a total of 12 single family lots. The existing residences will be removed. Due to site topography, approximately 6,700 cubic yards of cut and 7,700 cubic yards of fill are proposed to adjust the site's grade as needed to accommodate building pads and necessary infrastructure. The project proposal requires Preliminary Plat approval by the City of Sammamish. A copy of the Staff [Report and Exhibits can be found here: https://spaces.hightail.com/space/znzUEwh3uW](https://spaces.hightail.com/space/znzUEwh3uW).



Actions Included: Recommendation to Hearing Examiner on Preliminary Subdivision (Type 3 - Hearing Examiner)
SEPA Threshold Determination of Non-Significance/DNS (Type 2 – Director Decision)

Project Review: The Plator (William E. Buchan) applied for the above project on July 7, 2017. The application was deemed incomplete and additional information was requested by the City on July 21, 2017. The City received the requested information and determined the application complete for processing on September 1, 2017. On September 14, 2017, the City issued a Notice of Application and Optional SEPA Threshold Notification with a 21-day comment period. Following completion of project review this Notice of Public Hearing/SEPA Threshold Determination is issued on August 9, 2018 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 by placing a legal notice in the local newspaper. The public comment period for this proposal was September 14, 2017 through October 5, 2017.

- Plattor:** William E. Buchan, Inc., c/o Greg Nelson, 2630 116th Avenue NE, Suite 100, Bellevue, WA 98004.
- Plattor's Agent:** Core Design, Inc., c/o Lafe Hermansen, 14711 NE 29th Place, Suite 101, Bellevue, WA 98007.
- Public Comment Period:** September 14, 2017 through October 5, 2017 (21 days).
- Location:** The proposed development is located at 24525 & 24617 SE 14th Street, and 1425 247th Avenue SE, Sammamish, WA 98075.
- Tax Parcel Number:** 0224069152 & 0224069117 & 0224069118

Existing Environmental Documents: Preliminary Plan Set, SEPA checklist, Arborist Report by Greenforest Inc., Geotechnical Report by Terra Associates, Inc., Critical Areas Study and Conceptual Mitigation Plan by the Watershed Company.

Staff Member Assigned: Tracy Cui, AICP, Associate Planner, Phone: 425-295-0523, Email: tcui@sammamish.us
 Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, WA 98075.

SEPA Appeal Deadline: Per SMC 20.10.080 and 20.15.130, appeal of a Type 2 Decision must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5pm 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. **Appeal of the Project SEPA DNS must be received at the address above by: August 30, 2018 at 5:00PM per SMC 20.15.130.**

Inquiries regarding the application, revised decision, and appeal process, as well as requests to view documents pertinent to the proposal, 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. 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.

Site Plan

