



Notice of Public Hearing for a Subdivision & SEPA Appeal Barrington - PSUB2013-00153

Project Description: The applicant is proposing to subdivide 13.37 acres of land to create a total of 45 single family residential lots. The site of the proposed subdivision is currently comprised of five parcels located west of 214th Avenue NE, at the nearest intersection of East Main Drive. Four existing homes and associated structures are proposed to be removed, with one existing home to remain (on proposed lot 45) as part of the development. All properties are zoned R-4. No critical areas were identified on site.

The applicant (Barrington Homes, LLC) applied for the above project on **August 21, 2013**; 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 **September 30, 2013** through **October 21, 2013**. This Notice of Public Hearing was issued on **March 9, 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 given **Preliminary Approval**.

Applicant: Barrington Homes, LLC
Public Comment Period: September 30, 2013 through October 21, 2013
Project Location: 321 – 214th Avenue NE, Sammamish, WA
Tax Parcel Number: 1240700005, 1240700006, 1240700007, 1240700008, 1240700009

Existing Environmental Documents: Critical Area Affidavit, SEPA Checklist, Wetland Reconnaissance by Raedeke Associates, Inc. dated 1/14/14, Geotechnical Report by Terra Associates, Inc. dated 11/17/14, Traffic Impact Study by TENW dated 01/22/14, Surface Water Design Manual Drainage Adjustment Narrative dated 05/01/14; Drainage Adjustment Approval dated 09/23/14; and Preliminary Technical Information Report by Core Design dated 8/19/14.

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 September 24, 2014, which was amended on December 12, 2014 to provide notice to DOE. Two appeals were received and will be heard at the public hearing.

A Public Hearing will be held on March 23, 2015, with the schedule for the dates reserved for continuation as follows:

March 23, 2015 9:30 a.m. to 5:00 p.m.; Direct testimony from the public will be heard at 1:00 p.m. until concluded
March 26, 2015 9:30 a.m. to 3:00 or 5:00 p.m. (depending upon room availability)
March 27, 2015 9:30 a.m. to 5:00 p.m., if necessary
March 30, 2015 9:30 a.m. to 5:00 p.m., if necessary
March 31, 2015 9:30 a.m. to 5:00 p.m., if necessary

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.