



801 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: www.sammamish.us

NOTICE OF DECISION
Morningside Estates Preliminary Subdivision – PSUB2013-00158
20-lot Subdivision

Project File Number:	PSUB2013-00158
Permit Classification:	Type 3
Applicant:	Barrington Homes, LLC
Date of Application:	08/27/13
Date of Notice of Completeness:	08/27/13
Date of Notice of Application:	09/19/13; Reissued 11/04/14
Public Comment Period:	09/19/13 through 10/10/13 and 11/04/14 through 11/25/14
Project Description:	The applicant proposes to subdivide approximately 5.69 acres into 20 single family lots. The subject property is zoned R-4 (Residential-4 units per acre). No critical areas were identified on site.
Project Location/Tax Parcel #:	104 – 214th Avenue NE, Sammamish Tax Parcels: 124070-0055, 796441-0040, -0050, -0060, -0070
Other Permits Included:	Clearing & Grading permits, right-of-way use permits, final plat and future building permits.
Existing Environmental Documents:	Preliminary plat by CORE Design received 05/19/14; SEPA checklist dated 05/19/14; Wetland Reconnaissance by Raedeke Associates dated 08/12/13; Arborist report by Greenforest Inc. dated 10/24/13; Cultural Resource Assessment by SWCA dated 01/13/14; Traffic Impact Analysis by TENW dated 01/22/14; Technical Information Report by CORE Design received 05/15/14.
SEPA Determination:	Determination of Non-Significance
SEPA Appeal Period:	12/12/14 through 01/02/15
Recommended Decision:	Approve with Conditions
Date of Public Hearing:	03/23/15
Decision by Hearing Examiner:	Approved, subject to conditions
Date of Decision	March 25, 2015
Staff Member Assigned:	Mona Davis, Senior Planner

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 City of Sammamish City Hall, 801 228th Ave SE, (phone: 425-295-0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.