

**CITY OF SAMMAMISH
CORRECTED NOTICE
AMENDED APPEAL DEADLINE AND RE-ISSUED ON 01/24/2018**

**NOTICE OF PUBLIC HEARING
STATE ENVIRONMENTAL POLICY ACT (SEPA)
THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)
STAFF REPORT RECOMMENDATION TO HEARING EXAMINER
SAMMAMISH 18 PRELIMINARY SUBDIVISION - PSUB2016-00515**

Date of CORRECTED Notice: January 24, 2018

CORRECTED SEPA DNS Appeal Period: Ends February 8, 2018 at 5 PM (21 days from original January 18, 2018 Notice)

Date of Public Hearing: March 7, 2018 at 9:00 AM

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on March 7, 2018, at 9:00 AM, or soon thereafter, regarding the preliminary approval of the Sammamish 18 Subdivision, PSUB2016-00515. 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 Sammamish 18 Subdivision, PSUB2016-00515. A copy of the Staff Report and all exhibits can be found here: <https://spaces.hightail.com/space/1bkTLut8QE>.

Project Description: The City of Sammamish received an application on December 2, 2016 to subdivide four (4) parcels totaling approximately 4.67 acres located in the R-8 zone into 18 single-family lots with two (2) associated access tracts, two (2) tree preservation and open space tracts, and one (1) storm water detention and recreation tract. 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 December 30, 2016. On January 11, 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 11, 2017 through February 1, 2017.

Plattor: Kate Condit, Century Communities, 150 120th Avenue NE, Suite 200, Bellevue, WA 98075, P: (425) 590-9921, E: Kate.Condit@centurycommunities.com

Engineer: Jeremy Febus, PE, KPFF, 1601 Fifth Avenue, Suite 1600, Seattle, WA 98101, P: (206) 622-5822, E: Jeremy.Febus@kpf.com

SEPA Environmental Review: The proposed development was reviewed under the provisions of SEPA. The City of Sammamish issued a DNS for this project on under the optional SEPA review method (WAC 197-11-355) on January 18, 2018. The project SEPA DNS is available at the above referenced web link. The project SEPA DNS is appealable for 21 days following issuance, or until February 8, 2018 at 5 PM in accordance with SMC 20.15.130 and WAC 197-11-680.

Project Location: The proposed subdivision is located at the terminus of 230th Avenue NE, Sammamish, WA; Section 27, Township 25 North, Range 6 East, W.M. King County Tax Parcels associated with this proposal include 2725069137, 2725069136, 2725069135, and 2725069064.

Other Permits Required: Construction permits, 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.

SEPA 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 SEPA DNS must be received at the address above by: February 8, 2018, 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.