

**NOTICE OF PUBLIC HEARING, DETERMINATION OF NONSIGNIFICANCE
(DNS), AND STAFF REPORT RECOMMENDATION
NE 25TH STREET ASSEMBLAGE PRELIMINARY SUBDIVISION, PSUB2017-00599**

Date of Notice: June 18, 2018

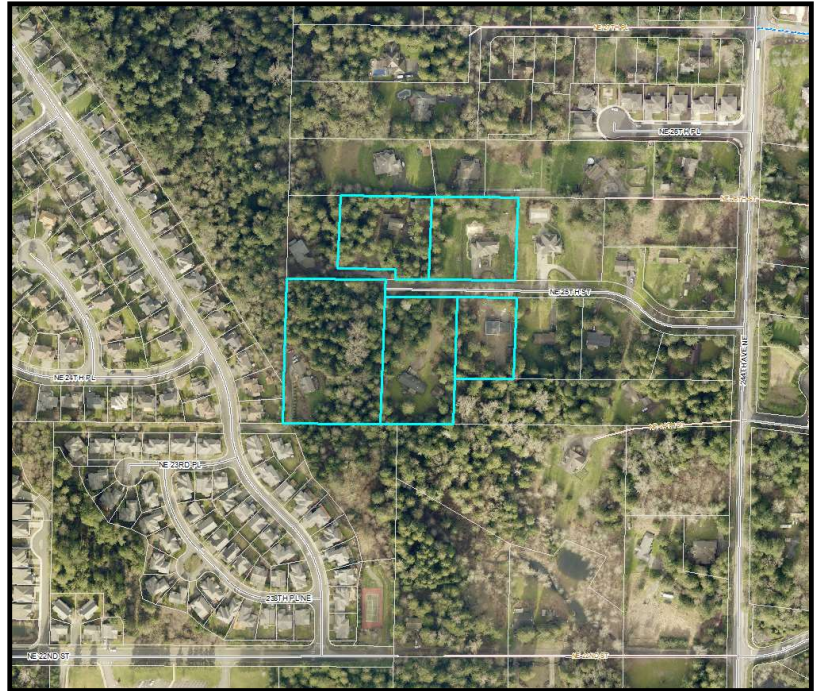
SEPA DNS Appeal Period: Ends July 9, 2018 at 5PM

Public Hearing: September 5, 2018 at 9AM

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on September 5, 2018, at 9:00 AM, or soon thereafter, regarding the preliminary approval of the NE 25th Street Assemblage Subdivision application, PSUB2017-00599. 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 NE 25th Street Assemblage Preliminary Subdivision. A copy of the Staff Report and all exhibits can be found here: <https://spaces.hightail.com/space/4Hs2PaPXkQ>.

Project Description: The City of Sammamish received an application from CR Home Builders, LLC (Plattor) on July 27, 2017 to subdivide five (5) parcels totaling approximately 5.69 acres located in the R-4 zone into 14 single-family lots with associated roadway, utilities, tree retention, open space and drainage tract. The proposal requires Preliminary Subdivision approval by the City of Sammamish.



Project Review: The application was deemed complete for the purpose of review on August 2, 2017. On August 9, 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 August 9, 2017 through September 30, 2017.

Plattor: CR Home Builders, LLC, c/o Todd Levitt, 14110 Bel-Red Road, Bellevue, WA 98007, Phone: (425) 644-2323, Email: Toddl@murrayfranklyn.com.

Plattor's Agent: Jim Olson, Core Design, Inc, 14711 NE 29th Place, Suite 101, Bellevue, WA 98007, Phone: (425) 885-7877, Email: jao@coredesigninc.com.

Environmental Review: The proposed development was reviewed under the provisions of SEPA. The City of Sammamish issued a DNS on June 18, 2018 for this project on under the optional SEPA review method.

Project Location: The proposed preliminary subdivision is located at the westerly end of NE 25th Street in the City of Sammamish within Section 22, Township 25 North, Range 6 East, W.M. King County Tax Parcels associated with this proposal include 2225069031, 2225069043, 2225069099, 2225069074, and 2225069020.

Other Permits Required: Site development permit, 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 DNS Appeal Deadline: Pursuant to SMC 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 DNS must be received at the address above by July 9, 2018, at 5:00 PM.

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.

Proposed Subdivision

