



**NOTICE OF PUBLIC HEARING, DETERMINATION OF NONSIGNIFICANCE (DNS),
AND STAFF REPORT RECOMMENDATION
FILE #: PSUB2019-00561 – BROWNSTONES WEST PREMINARY SUBDIVISION
Date of Notice: February 10, 2022
Public Hearing: April 25, 2022 at 10:00 AM**

NOTICE IS HEREBY GIVEN that the City of Sammamish Hearing Examiner will conduct a public hearing on April 25, 2022, at 10:00 AM, or soon thereafter, regarding the preliminary approval of the Brownstones West Preliminary Subdivision application, PSUB2019-00561. **Location of Hearing:** <https://www.sammamish.us/news-events/event-calendar/>

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 Brownstones West Preliminary Subdivision. A copy of the Staff Report and all exhibits can be found here: <https://spaces.hightail.com/space/zOOqeMSfLi>

PROJECT DESCRIPTION: The Plator (“STCA”) proposes to subdivide (3) parcels totaling approximately 4.90 acres into 10 single-family residential lots and 28 multi-family townhomes) with associated roadway, utilities, tree retention, open space, and draining tract within the TC-B and TC-C zones.



PROJECT LOCATION: 22225, -22245, -22251 SE 4th Street Sammamish, WA 98074
TAX PARCEL NUMBERS: 3325069044, 3325069102, 3325069117
OWNER/PLATTOR: STCA JV, LLC & STC, LLC
Peter Brennan
5535 Meadows Road, Ste. 108
Lake Oswego, OR 97035

PROJECT REVIEW: The application was deemed complete for the purpose of review on November 27, 2019. On December 2, 2019, the City issued a Notice of Application/SEPA Notification 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 December 2, 2019 - December 23, 2019. The first Notice of Revised Application was issued on July 20, 2020, with comment period July 20, 2020 – August 10, 2020. The second Notice of Revised Application was issued on April 8, 2021, with comment period April 8, 2021- April 29, 2021. The third Notice of Revised Application was issued on October 21, 2021, with comment period October 21, 2021-November 11, 2021.

Environmental Review: A SEPA Threshold Determination of Non-Significance was issued on February 10, 2022 through the SEPA Optional DNS Process, pursuant to WAC 197-11-355. Additional environmental review is not required.

Other Permits Required: Construction permits, final plat approval, and building permits for single-family homes and townhomes.

All associated documents can be viewed and downloaded at <https://www.sammamish.us/towncenterprojects>

Staff Project Planner Assigned: Chris Hankins, Senior Planner | 425-295-0547 | towncenter@sammamish.us

Hearing Information: Due to the continued mandates by the Governor's Office and Hearing Examiner's preference to encourage and practice social distancing measures, the hearing will be held virtually online on April 25, 2022 at 10:00 am. Instructions to access the virtual meeting are on the City's website by selecting the hearing date at <https://www.sammamish.us/news-events/event-calendar/> or are also available upon request at (425) 295-0500. Any additional inquiries may be directed to the Staff Project Planner.

SEPA DNS Appeal Deadline: Pursuant to SMC 21.09.030(L), Appeals must be submitted in writing with the appropriate filing fee (\$535.00) 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. Pursuant to SMC 21.09.020(H) the appeal shall identify the decision being appealed and the alleged errors in that decision. Further, the appeal shall state specific reasons why the decision should be reversed or modified, the harm suffered or anticipated by the appellant, and the relief sought. The scope of an appeal shall be based principally on matters or issues raised in the appeal. 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 March 3, 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 action shall be consolidated into one public hearing pursuant to SMC 21.09.020(P).