



**NOTICE OF PUBLIC HEARING – HEARING EXAMINER
PRELIMINARY SUBDIVISION (PSUB)
FILE NO.: PSUB2022-00865 North Pointe Subdivision**

When: March 28, 2025, at 10:00 a.m.

Location of Virtual Hearing: <https://www.sammamish.us/news/events/>

Date of Notice: January 31, 2025

NOTICE IS HERBY 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 North Pointe 12-Lot Subdivision, PSUB2022-00865. A copy of the Staff Report and all exhibits can be found here: <https://spaces.hightail.com/space/02WOf0aJ2g>.

PROJECT DESCRIPTION: The applicant proposes to subdivide five existing R-4 zoned parcels totaling approximately 6.62 acres into 12 lots for single-family residential development and demolish all existing structures. Lots 1-5 and 10-12 will be accessed via a new public local street, while lots 6-9 will have access via a new private road. Two stormwater tracts are proposed to accommodate the storm detention required to serve the projected impervious areas. Three wetlands are located on the project site, as well as an off-site wetland whose buffer encroaches onto the project site.

SEPA THRESHOLD DETERMINATION: Determination of Non-Significance (DNS) was issued on November 22, 2022.

ACTIONS INCLUDED: Recommendation to Hearing Examiner on an PSUB (Type 4 - Hearing Examiner)

Project Location: 1510 212th Ave NE, Sammamish WA 98075 (Parcel #'s.: 1240100006, 1240100010, 1240100011, 1240100012, and 1240100013)

Plattor: Murray Franklyn Homes LLC, 14410 Bel-Red Rd, Bellevue, WA 98007

Plattor's Agent: Gina Estep, (P) 425-466-9438, (E) ginae@murrayfranklyn.com

Environmental Documents Available: Arborist Report, Critical Area Study, Storm Drainage Analysis (TIR), SEPA DNS, and Geotechnical Report

Staff Member Assigned: Jasvir Singh, Senior Land Use Planner, JSingh@sammamish.us

Appeal Process: There is no appeal of this Notice of Public Hearing and Staff Recommendation. In accordance with SMC 21.09.020.T.5, the City of Sammamish Hearing Examiner is required to issue a decision within 10 days of the conclusion of the hearing. The Hearing Examiner's Decision on this SSDP shall be considered the final decision of the City and is subject to request for reconsideration under SMC 21.09.020.V and in accordance with City of Sammamish Hearing Examiner Rules of Procedure Section 504.

Hearing Information: The hearing will be held **virtually online on March 28, 2025 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/> or are also available upon request at (425) 295-0500. Any additional inquiries may be directed to the Staff Project Planner.

Inquiries regarding the application, staff decision recommendation, and appeal process, as well as requests to view documents pertinent to the proposal, 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. 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.