



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

**NOTICE OF APPLICATION
CONDITIONAL USE PERMIT / SEPA NOTIFICATION
CUP2024-00770 ATT SB4891 PATTERSON CREEK WIRELESS FACILITY**

Date of Complete Application: 10/18/2024

Date of Completeness Determination: 11/15/2024

Date of Notice: 12/03/2024

PROJECT DESCRIPTION: The applicant is proposing to install a new wireless communications facility (WCF), SB4891 Patterson Creek site, at the project location within the R-1 zoning district. The proposal includes a new 100-foot monopole to meet AT&T's coverage objectives (providing outdoor, in vehicle, and in-building coverage) within a geographic area in high demand. The facility will include (9) panel antennas, (9) radios, and other ancillary equipment. The overall height will be 100'-0" (plus a 5' lightning rod). All ground equipment will be within a secured fenced 35'x35' (1,225 SF) lease area and there will be an emergency backup generator within the compound.

Link to Online Application Documents: <https://spaces.hightail.com/space/byewqckQGGr>

Project Location: 1757 244TH AVE NE, Sammamish, WA 98074

Parcel: 272506-9027

Applicant(s): Phillip Kitzes

(P) (206)-227-7445, (E) PKITZES@CLINELLC.COM

Public Comment Period: 12/03/2024 – 12/24/2024 at 5 p.m.

Planning Project Manager: Quin L. Williamson

(P) (206)-677-0043, (E) QWilliamson@sammamish.us

During the public comment period, comments may be sent to the Planning Project Manager in writing or via email. Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at Sammamish City Hall during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.: City of Sammamish City Hall, Permit Center, 801 228th Avenue SE, Sammamish, Washington 98075.

Note: Mediation of disputes is available pursuant to SMC 21.09.040. 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.

Existing Environmental Documents Available for Review: Critical Areas Study, Geotechnical Report, SEPA Checklist, Criteria Compliance Narrative, Critical Area Affidavit, Plan Set, and Project Narrative.

State Environmental Policy Act (SEPA) Review: Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance(DNS) for this proposal and the DNS process as specified in WAC 197-11-340 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.