City of Sammamish Washington

Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Application for a Subdivision / Plat Alteration / SEPA Notification

Chestnut Estates West - PLN2011-00049

Project Description: The applicant is proposing to subdivide approximately 85.51 acres of property located at approximately the intersection of 208th Avenue SE and SE 8th Place into 30 lots. The property is located to the west of the Chestnut Estates plat. Six parcels are involved in the project, including tax parcels 3225069227, 1561750470, 1561750480, 0524069034, and 0524069033. Significant portions of the site are constrained by critical areas, including Ebright, Pine Lake, and Kanim Creeks, landslide hazard areas, and the Erosion Hazard near Sensitive Water Body overlay. The applicant is also proposing a plat alteration that would modify the existing Chestnut Estates subdivision to allow for a bridge across Ebright Creek and to modify an open space tract.

The applicant (William Buchan Homes) applied for the above project on December 23, 2011; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on January 10, 2012. On January 25, 2012, the City issued this Notice of Application / SEPA Notification by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

Applicant: William Buchan Homes
Public Comment Period: January 25, 2012 through February 15, 2012
Project Location: 20800 Block of SE 8th Place, Sammamish, WA.
Tax Parcel Number: 0524069034, 3225069227, 1561750470, 1561750480, 0524069033
Existing Environmental Documents: SEPA Checklist, dated 12/20/2011; Traffic Impact Analysis by Traffex, received 12/9/11; Geotechnical Report by Terra Associates, received 12/9/11; Preliminary TIR by Core Design, received 12/9/11; Critical Areas Report by The Watershed Company, received 12/9/11; TIA addendum by Traffex, received 12/23/11; Map checks, received 12/23/11
Other Permits Included: SEPA Determination, Subdivision, Plat Alteration, future construction permits
SEPA Review: Based on the submitted application, and available information, the City anticipates issuing a DNS or a MDNS for this proposal and the optional DNS process as specified in WAC 197-11-355 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.
Staff Member Assigned: Evan Maxim, Senior Planner
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A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner. Interested persons are invited to submit written comments on the application by no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. 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 a.m. to 5:00 p.m.

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.