



Department of Community Development

801 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: [www.sammamish.us](http://www.sammamish.us)

**NOTICE OF PUBLIC HEARING  
CEDAR HILL 25 LOT SUBDIVISION - PSUB2015-00264**

**Project Description:** The Plator is proposing to subdivide approximately 6.14 acres of land zoned R-4 into 25 new single family lots with associated roadway, utilities and open space. The underlying properties are located on the west side of 244th Avenue SE, at the intersection NE 24th Street. Critical area buffers from offsite critical areas are located onsite.

The applicant, CORE DESIGN, INC, applied for the above project on October 29, 2015; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on November 17, 2015. On November 18, 2015, the City issued a Notice of Application / SEPA, which identified a public comment period from November 24, 2015 through December 14, 2015. This Notice of Public Hearing was issued on August 31, 2016 and public notice has been provided via: 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. The City has recommended that the project be **preliminarily approved with conditions**.

**Applicant:** CORE DESIGN, INC

**Public Comment Period:** 11/24/2015 through 12/14/2015

**Project Location:** 2411 244<sup>th</sup> Avenue NE, 23729 NE 61<sup>st</sup> Street, 24108 NE 22<sup>nd</sup> Street, 24139 NE 25<sup>th</sup> Street. Sammamish, WA; Section 22, Township 25N, Range 6E, Willamette Meridian

**Tax Parcel:**

2225069028

2225069020

2725069140

2725069072

2725069073

**Environmental Documents:** environmental checklist, critical areas study, tree report, traffic impact analysis, geo-technical report and technical information report.

**Other Permits:** Site development, Final Plat, Building Permits

**SEPA Review:** The City has issued a Determination of Non-Significance for this project on 06/10/2016.

**A Public Hearing will be held:**

**Date of Hearing:** 09/15/2016

**Time of Hearing:** 1:30 PM

**Location of Hearing:** Sammamish

**Staff Member Assigned:** Emily Arteche  
earteche@sammamish.us  
425.295.0500

*Inquiries regarding the application, comment period, 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 Ave SE, (phone: 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.*