



**NOTICE OF APPLICATION / SEPA NOTIFICATION
Osgood Subdivision - PSUB2016-00017**

Project Description:

The applicant proposes to subdivide approximately 3.87 acres into 12 single family residential lots. The site is located at 19661 SE 24th Way, and is currently developed with a single family home, outbuildings, and pasture. The proposed subdivision includes the proposed installation of a stormwater pipe and associated facilities to carry stormwater to Lake Sammamish. The subject site is located in the Erosion Hazard near Sensitive Water Body (EHNSWB) overlay. The proposed subdivision is subject to the terms of a director's modification to the development standards of the EHNSWB overlay, as set forth in the decision for DIRM2014-00190.

On January 19, 2015 an application was submitted by James Osgood and Susan J. Richardson and deemed complete on February 9, 2016, with a vesting date of January 19, 2016. On February 23, 2016, 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.

Public Comment Period: February 23, 2016 through March 15, 2016

Project Location:

Tax Parcel:

0824069033

Address:

19661 SE 24th Way

Applicant: James Osgood and Susan J. Richardson

Existing Environmental Documents: Arborist Report by AFM, dated 10/28/2015; Critical Areas Affidavit, dated 1/15/2016; SEPA Checklist, dated 1/18/2016; Geotechnical Report by Icicle Creek Engineers, dated 1/13/2016; Wetland Determination, by C. Gary Schulz, dated 1/11/2016; Technical Information Report by Encompass Engineering & Surveying, dated 1/19/2016; Traffic Impact Analysis, by DN Traffic Consultants, dated 12/5/2015

Other Permits: Site Development, Final Plat, Building Permits, Street Variation

SEPA Review: Based on the submitted application, and available information, the City anticipates issuing a DNS 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

425.295.0500

emaxim@sammamish.us

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.

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.