



**NOTICE OF APPLICATION / SEPA  
CARRIER SUBDIVISION - PSUB2016-00026**

**Project Description:** The applicant is proposing to subdivide two parcels zoned R-6 (comprising of approximately 14 acres) into 35 single-family residential lots. All existing homes and associated structures are being demolished as part of the proposed development. The development has critical areas identified on the subject site and is proposing buffer averaging. Main access is proposed off both 214<sup>th</sup> Avenue SE and SE 8<sup>th</sup> Street.

On January 29, 2016, an application was submitted by Toll Brothers, Inc. and deemed complete on February 18, 2016. On February 25, 2016, the City issued this Notice of Application/SEPA 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: 2/25/2016 through 3/17/2016**

**Project Location:**

**Tax Parcel:**

124070-0035  
124070-0086

**Address:**

742 - 214<sup>th</sup> Avenue SE

**Applicant:** Toll Brothers, Inc.

**Existing Environmental Documents:** Critical Area Affidavit; SEPA Checklist; Critical Area Study & Conceptual Mitigation Plan by Wetland Resources dated 1/28/16; Arborist Report by WA Forestry Consultants dated 1/28/16; Traffic Impact Assessment by TENW dated 1/20/15; TIR by Blueline dated 1/28/16; Geotechnical Engineering Study by Robinson Noble dated 11/16/15; Site plan by Blueline date stamp rec'd 1/29/16.

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

**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:** Mona Davis  
425.295.0529  
mdavis@sammamish.us

*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.*