



Department of Community Development

801 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: www.sammamish.us

**NOTICE OF APPLICATION / SEPA
CEDAR HILL 25 LOT SUBDIVISION - PSUB2015-00264**

Project Description:

The applicant would to subdivide 5 existing SFR lots, zoned R-4 into 25 lots. Critical areas are present on site, including a stream.

On October 29, 2015 an application was submitted by CORE DESIGN, INC and deemed complete on November 17, 2015. On November 24, 2015, 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: 11/24/2015 through 12/14/2015

Project Location:

Tax Parcel:

2225069028
2225069020
2725069140
2725069072
2725069073

Address:

244TH AVE NE
NE 25TH ST
NE 24TH ST
N/A
NE 22ND ST

Applicant: CORE DESIGN, INC

Existing Environmental Documents: critical areas study, Traffic Impact Analysis, Drainage Report, GeoTechnical Report

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: Emily Arteche

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earteche@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.