



Community Development Department

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WITHDRAWAL Determination of Non-Significance (DNS) Morningside Estates Subdivision PSUB2013-00158

Description of proposal: The applicant is proposing to subdivide approximately 5.69 acres of property (currently comprising of five parcels) into 20 single-family residential lots located at the corner of 214th Avenue SE and E. Main Street. All existing homes and outbuildings are proposed to be removed as part of the development. The proposed subdivision includes an open space/recreation tract and a stormwater detention pond tract. No wetlands or streams were identified on the development site. The subject properties are zoned R-4.

On September 24, 2014, a DNS was issued for the project. Subsequently, on October 15, 2014, the city received an appeal to the DNS. The SEPA responsible official has determined that WAC 197-11-340(3)(a)(iii) requires that the DNS be withdrawn because there was a lack of material disclosure regarding addresses of owners within 500 feet of the project.

Project Proponent: Barrington Homes, LLC

Location of proposal: 104 214th Avenue NE, Sammamish, WA; Section 33, Township 25N, Range 6E, Willamette Meridian (Tax Parcels 1240700055, 7964410040, 7964410050, 7964410060, 7964410070).

Lead agency: City of Sammamish, Department of Community Development

Withdrawal of DNS: Effective November 3, 2014, by this Notice and Withdrawal the SEPA Official is withdrawing the SEPA Determination of Non-Significance (DNS) issued on September 24, 2014 for Morningside Estates. The City has withdrawn the SEPA Determination of Non-Significance pursuant to WAC 197-11-340(3)(a)(iii), which provides that:

"The lead agency shall withdraw a DNS if:

(iii) The DNS was procured by misrepresentation or lack of material disclosure; if such DNS resulted from the actions of an applicant, any subsequent environmental checklist on the proposal shall be prepared directly by the lead agency or its consultant at the expense of the applicant."

SEPA Responsible official:

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Date of Withdrawal: November 3, 2014