



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Public Hearing for a Subdivision

Laurel Hills, Division 4 - PLN2012-00011

Project Description: The applicant is proposing to subdivide 4.4 acres of land to create a total of 17 new single family residential lots. The site of the proposed subdivision is currently comprised of one parcel located south of SE 32nd St & east of 225th Avenue SE. The property is zoned R-4. There are no critical areas on site.

The applicant (Laurel Hills Partners, LLC) applied for the above project on **March 16, 2012**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on April 6, 2012. On April 12, 2012, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **April 12, 2012** through **May 3, 2012**, which was subsequently revised and extended the public comment period from **June 6, 2012** through **June 27, 2012**. This Notice of Public Hearing was issued on **October 18, 2012** 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**.

Applicant: Laurel Hills Partners, LLC
Public Comment Period: June 6, 2012 through June 27, 2012
Project Location: 3324 – 225th Ave SE, Sammamish, WA 98075
Tax Parcel Number: 0924069201

Existing Environmental Documents: Preliminary Plat by The Blueline Group received 07/26/12; SEPA checklist dated 08/09/12; Wetland Determination by Sewall Wetland Consulting, Inc. dated 01/09/12; Geotechnical Report by Terra Associates, Inc. received 03/16/12; Traffic Impact Analysis by Northwest Traffic Experts received 07/24/12; Technical Information Report by Blueline received 07/26/12

Other Permits Included: Street variation request, street vacation request, grading permit for detention pond construction, site development permit

SEPA Review: The City of Sammamish issued a Determination of Non-Significance (DNS) for this project on August 24, 2012.

A Public Hearing will be held at:

Date of Hearing: November 1, 2012
Time of Hearing: 10:00 am
Location of Hearing: 801 - 228th Ave SE, Sammamish (Council Chambers)

Staff Member Assigned:

Mona Davis, Senior Planner
(425) 295-0529
mdavis@ci.sammamish.wa.us

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.