



Notice of Public Hearing for a Subdivision

Lawson Subdivision - PLN2012-00020

Project Description: The applicant would like to subdivide three parcels totaling 10.05 acres into 31 lots. An existing single family residential home is on one of the lots. The other two lots are vacant. A portion of a wetland buffer in the southwest corner of the proposed development.

The applicant (Greg Nelson) applied for the above project on April 20, 2012; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on May 07, 2012. On May 21, 2012, the City issued this Notice of Application / SEPA Notification. This notice of public hearing was issued on January 14th, 2013 and a public notice has been provided via: mailed notice to property owners within 500 feet, a sign posted on the subject site, and by placing a legal notice in the newspaper. The city has recommended that the project be preliminarily approved with conditions.

Applicant: Greg Nelson, William Buchan Homes, Inc.
Public Comment Period: May 21, 2012 through June 11, 2012
Project Location: 24403 SE 14th St, Sammamish, WA. 98075
Tax Parcel Number: 0224069088, 9108 and 9079
Existing Environmental Documents: Environmental Checklist, dated 4/9/12, Preliminary Technical Information Report, dated 4/20/2012, Traffic Impact Analysis, dated 4/10/2012, Geotechnical Report, dated February 9, 2012 and Wetland Delineation Report, dated 1/4/2012.
Other Permits Included: Site Development Permit, ROW Permit
SEPA Review: The City of Sammamish issued a Determination of Non-Significance for this project on November 19, 2012.

A Public Hearing will be held at:

Date of Hearing: January 28, 2013
Time of Hearing: 3 PM
Location of Hearing: City Hall, Council Chambers

Staff Member Assigned: Emily Arteche, Senior Planner
(425) 295-0522
earteche@ci.sammamish.wa.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.