



Notice of Decision for a Subdivision

Benham Ridge Subdivision - PLN2011-00047

Project Description: Lakemont Homes, LLC is proposing to divide 8.27 acres into a 36 lot subdivision. The property is split by Inglewood Hill Road. Four lots, a detention pond and small stream are located on the south side of Inglewood Hill and the remaining lots on the north side.

The applicant (Lakemont Homes, LLC) applied for the above project on **November 22, 2011**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on December 07, 2011. On December 21, 2011, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **December 21, 2011** through **January 11, 2012**. A Notice of Public Hearing was issued on November 09, 2012 and public notice was 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 Hearing Examiner issued a decision on December 07, 2012. This Notice of Decision was issued on **December 11, 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 application has been **Preliminarily Approved**.

Applicant: Lakemont Homes, LLC

Public Comment Period: December 21, 2011 through January 11, 2012

Project Location: TBD NE INGLEWOOD HILL RD, SAMMAMISH, WA. 98074

Tax Parcel Number: 1240100035

Existing Environmental Documents: SEPA Checklist, Critical Areas Report, October 2011, Geotechnical Engineering Study, November 4, 2011, Traffic Impact Study, November 17, 2011, Preliminary Technical Information Report

Other Permits Included: ROW Permit, Site Development Permit

SEPA Review: The City of Sammamish issued a SEPA Determination for this project on October 04, 2012

Public Hearing: A Public Hearing was held at the following date, time, and location:

Date of Hearing: November 26, 2012

Time of Hearing: 3:00 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 has been held for this application at the time, date, and location noted above. Inquiries regarding the decision, reconsideration process, application, SEPA determination process, comment period, public hearing, 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.