



## City of Sammamish

801 228<sup>th</sup> Ave SE • Sammamish, Washington 98075 • Tel: 425.295.0500 • Fax: 425.295.0600 • Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

### WITHDRAWAL Street Variation Chestnut Estates West Subdivision PLN2011-00049

**Description of proposal:** The project proponent (applicant) is proposing to subdivide into 30 lots approximately 85.51 acres of property located at approximately the intersection of 208th Avenue SE and SE 8th Place. The property is located to the west of the Chestnut Estates plat. Significant portions of the site are constrained by critical areas, including Ebright, Pine Lake, and Kanim Creeks, landslide hazard areas, and the Erosion Hazard near Sensitive Water Body overlay. The applicant is also proposing a plat alteration that would modify the existing Chestnut Estates plat to allow for a bridge across Ebright Creek and to modify an open space tract. The applicant has proposed street variations both within the proposed subdivision and to provide access thereto, as well as a cross-basin drainage transfer to minimize impacts to Ebright Creek.

On August 6, 2014 a street variation approval was issued for the project, based in part on an evaluation of the environment considerations resulting from the project. Subsequently, on September 5, 2014, the city received a copy of a purchase and sale agreement between the project proponent, Scindia Investments, Corp. and Shad Investments, LTD. The project proponent also subsequently submitted a revised development plan set on September 19, 2014. The City Engineer has determined that the new information requires additional review and analysis and warrants withdrawal of the previously issued street variation approvals. The terms of the purchase and sale agreement indicate that the applicant and a third party anticipate future development within the proposed open space Tract X. This future development was not previously disclosed to the City; the City was lead to believe that Tract X would remain as open space in perpetuity.

**Project Proponent:** William E. Buchan Homes, Inc.

**Location of proposal:** 20800 Block of SE 8th Place, Sammamish, WA. (Tax Parcels 0524069034, 3225069227, 1561750470, 1561750480, 0524069033).

**City Engineer:**

Jeff Brauns, P.E., City Engineer  
Department of Public Works  
801-228<sup>th</sup> Ave SE  
Sammamish, WA 98075  
425-295-0500

**Contact person:**

Evan Maxim, Senior Planner  
Department of Community Development  
801-228<sup>th</sup> Ave SE  
Sammamish, WA 98075  
425-295-0523

**Date of Withdrawal:** October 3, 2014