



Notice of Public Hearing for a Subdivision, Plat Alteration & SEPA / Variation Appeal

Chestnut Estates West – PLN2011-00049

Project Description: The Plator is proposing to subdivide approximately 85.51 acres of property located at approximately the intersection of 208th Avenue SE and SE 8th Place into 30 lots. The property is located to the west of the Chestnut Estates plat. Six parcels are involved in the project, including tax parcels 3225069227, 1561750470, 1561750480, 0524069034, and 0524069033. 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 Plator is also proposing a plat alteration that would modify the existing Chestnut Estates subdivision to allow for a bridge across Ebright Creek and to modify an open space tract. Appeals of an approved PWS street variation and the City's SEPA Determination will also be heard at the public hearing.

The applicant (William E. Buchan Homes, Inc.) applied for the above project on **December 23, 2011**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on January 10, 2012. On January 25, 2012, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **January 25, 2012** through **February 15, 2012**. This Notice of Public Hearing was issued on **April 8, 2015** 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: William E. Buchan Homes, Inc (represented by Greg Nelson)

Public Comment Period: January 25, 2012 through February 15, 2012

Project Location: 20800 Block of SE 8th Place, Sammamish, WA.

Tax Parcel Number: 0524069034, 3225069227, 1561750470, 1561750480, 0524069033, 1561750460

Existing Environmental Documents: Plan set by Core Design, dated October 30, 2014; Critical Areas Report by Watershed Company, as amended November 2012; Geotechnical Report by Terra Associates, as amended June 20, 2014; SEPA Checklist, dated January 30, 2014; Traffic Impact Study by Traffex, received December 31, 2011; Technical Information Report by Core Design, dated January 30, 2014; Cross Basin Transfer Analysis & Summary by Preston Longoni, EIT, dated June 2014

Other Permits Included: Street Variation, future site development permit

SEPA Review: The City of Sammamish issued a Determination of Non Significance, Mitigated with Conditions on December 5, 2014

A Public Hearing will be held at:

Date of Hearing: April 22, 2015 (April 23, 24, 27, and 29 are reserved for hearing if needed)

Time of Hearing: 9:30 AM

Location of Hearing: 801 – 228th Avenue SE, Sammamish WA 98075 (Council Chambers, City Hall)

Staff Member Assigned: Evan Maxim, Senior Planner

(425) 295-0523 or emaxim@sammamish.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.