

**NOTICE OF APPEAL HEARING
CANTOR SHORT SUBDIVISION - PLN2004-00027**

**Date of Notice: November 27, 2017
Appeal Hearing Date: January 10, 2018 at 9AM**

Notice is Hereby Given: That the City of Sammamish Hearing Examiner received a complete appeal application for the Cantor Short Subdivision, PLN2004-00027.

Notice is Further Given: That the City of Sammamish Hearing Examiner will conduct an appeal hearing on Wednesday, January 10, 2018 (with a continuation date, if needed, on January 11) at 9:00AM regarding the Cantor Short Subdivision preliminary approval, PLN2004-00027. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).



Proposal: The Plator proposes to subdivide one parcel comprising approximately 2.97 acres into two single-family residential lots. The site is located to the east of Ebright Creek, west of the Greenbriar subdivision. The site is constrained by the buffer of a Type F stream (Ebright Creek) and landslide hazard area buffers.

The City evaluated the reports and items submitted by the Plator in support of the proposal, and issued an administrative decision on the proposal with conditions of approval. A copy of the Decision and Exhibits can be found here: <https://spaces.hightail.com/receive/eYFpLNutds>.

Project Review: The applicant submitted a short subdivision application on October 19, 1999. The application was deemed complete on April 7, 2004. A Notice of Application was issued on April 7, 2004, published in the newspaper of record, and posted on-site. The original public comment period was held from April 20, 2004 through May 10, 2004, a second comment period is required. A second public notice was issued on December 1, 2016, posted on-site, published in the newspaper of record, and mailed to all persons owning property within 1,000 feet of the site were notified of the application. The appeal period for the decision ran from May 15, 2017 to June 5, 2017 at 5 PM. This notice was processed in accordance with the provisions of SMC 20.10.180.

Environmental Documents on Record: Sensitive Areas Notice, Wetlands Special Study, Environmental Checklist, Level 1 Downstream Analysis, Critical Areas Affidavit; Wetland Reconnaissance by Altmann Oliver Associates; Arborist report by AFM; Preliminary Short Plat Drawings by Encompass Engineering & Surveying.

Project Location: 627 208TH Avenue SE, Sammamish, WA, within the SE1/4, of Section 32, Township 25 North, Range 6 East, W.M. The property is further identified as King County Assessor Tax Parcel Number 3225069019.

Plattor: Cliff and Pauline Cantor, 627 208TH Avenue SE, Sammamish, WA 98074

Other Permits: Site Development Permit, Final Short Plat, Right-of-Way Permits, and Future Building Permits

State Environmental Policy Act (SEPA): The City of Sammamish issued a SEPA Determination of Nonsignificance (DNS) for the proposed short subdivision on February 22, 2000 as the proposal action is likely to not pose a significant adverse effect on the environment. However, the proposed short subdivision is exempt from the provisions of SEPA pursuant to WAC 197-11-800(6)(d).

Staff Contact: Ryan Harriman, AICP Senior Planner, (425) 295-0529 or rharriman@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 AM to 5:00 PM.

SITE PLAN

