



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

NOTICE OF PUBLIC HEARING and STAFF RECOMMENDATION TO HEARING EXAMINER

CARRIER PRELIMINARY SUBDIVISION – PSUB2016-00026
CARRIER PSUB PUBLIC SEWER EXTENSION – PAUE2018-00068
CARRIER PSUB PUBLIC ROAD EXPANSION – PAUE2018-00069

Date of Notice: June 28, 2018

Combined Public Hearing Date/Time: July 30, 9 AM @ Sammamish City Hall Council Chambers

NOTICE IS HEREBY GIVEN that following issuance City of Sammamish Hearing Examiner order on May 3, 2017 returning the proposed Carrier Preliminary Subdivision (PSUB2016-00026) for modification or correction, the City of Sammamish received an updated design and documents on February 6, 2018 to subdivide two (2) parcels totaling approximately 14.14 acres located in the R-6 zone into 35 single-family lots with associated roadway, utilities, tree retention, open space and drainage improvements. The project proposal requires Preliminary Subdivision approval by the City of Sammamish Hearing Examiner. The proposed subdivision project was originally reviewed by the Hearing Examiner in an open record hearing on March 16, 20, and 21, 2017 and was found to require corrections to address wetland classifications, stream classifications, utility layout, and street design, to the extent that the sites wetlands and streams are impacted by the proposed design. The updated proposed preliminary subdivision design has been updated to address Hearing Examiner required modifications or corrections and is now returning to public hearing with a staff recommendation of approval. This is not a new application - this is a revised proposal. The public hearing will be held at the Sammamish City in the Council Chambers at 801 228th Avenue SE, Sammamish, Washington 98075 at 9 AM on July 30, 2018. Additional hearing dates are reserved on August 1 and August 2, 2018 should they be needed to complete the hearing.

NOTICE IS HEREBY ALSO GIVEN that the City of Sammamish received two (2) applications for Public Agency Utility Exception (PAUE) in support of the proposed preliminary subdivision (PSUB2016-00026). The first PAUE application is for the open-trench construction of a public sewer extension necessary to provide sewer service to the proposed subdivision. The public sewer extension, as proposed, requires excavating out an open trench at depths of up to 20 feet to cross a regulated wetland across the center of the project site. The second PAUE application is for the construction of public road improvements necessary to support the project. The road improvements, as proposed, require the relocation of a stream/ditch in the southwest corner of the site along SE 8th Street. See site map below. In accordance with SMC 20.10.160 the hearing for the proposed PAUE applications will be combined with the public hearing for the Preliminary Subdivision proposal listed above and will be held at the same time and location.

In accordance with SMC 20.05.060, on June 28, 2018 the City issued this Notice of Public Hearing, SEPA Addendum, and Staff Recommendation by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

File Numbers/ Staff Recommendation:

PSUB2016-00026 (Preliminary Subdivision Proposal)/Approve proposed Preliminary Subdivision subject to conditions
PAUE2018-00068 (Sewer Extension)/Deny proposed PAUE in preference of boring/auguring under stream and wetland
PAUE2018-00069 (Road Expansion)/Approve proposed PAUE allowing stream re-alignment subject to conditions

Date of Completeness Determination: February 12, 2018

Applicant: Toll Brothers, c/o Jeff Peterson, 9720 NE 120th Place, Suite 100, Kirkland, WA 98034

Applicant's Agent: The Blueline Group c/o Brett Pudists, PE, 25 Central Way, Suite 400, Kirkland, WA 98033

Project Location: The proposed action is located at 742 214th Ave SE, Sammamish, WA 98075, within the SW 1/4 of Section 33, Township 25 N., Range 6 East W.M. The King County Parcel numbers associated with this property are 124070-0035 and 124070-0086, which comprise approximately 14.14 acres.

PSUB2016-00026– Carrier Preliminary Subdivision
PAUE2018-00068 (Sewer Extension)
PAUE2018-00069 (Road Construction)

NOTICE OF COMBINED PUBLIC HEARING

Project Documents Available for Review:

The staff recommendation to the City’s Hearing Examiner and supporting documentation/exhibits may be accessed at <https://spaces.hightail.com/space/m3ov3YoK8r>

State Environmental Policy Act (SEPA) Review: A SEPA Threshold Determination of Non-Significance (DNS) was issued for this proposal on January 17, 2017. Under WAC 197-11-600, WAC 197-11-625, and WAC 197-11-706 a SEPA addenda has been issued as no substantial changes to the project proposal have been made. The SEPA DNS issued on January 17, 2017 stands and no further SEPA action is necessary. Hearing of appeals of the January 17, 2017 SEPA DNS filed before close of business on February 7, 2017 may be continued at the public hearing.

Staff Project Planner Assigned: David Pyle, Deputy Director P: 425-295-0521, E: dpyle@sammamish.us

Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

Public Comment Period: Public comment on the updated proposed subdivision application and the supporting public agency utility exceptions for public sewer extension and public road construction were accepted from February 20, 2018 through March 13, 2018 during the open public comment period. No further comment is being accepted at this time although interested parties may attend the scheduled public hearing at the time and location listed above and provide written or oral comment directly to the City’s Hearing Examiner as part of the hearing proceedings in accordance with the Hearing Examiner Rules of Procedure.

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.

SITE PLAN

A FULL SIZE SITE PLAN IS AVAILABLE IN THE PROJECT FILE

