



Notice of Application Short Plat / SEPA Notification

Daily 5-lot Short Plat – PSHP2013-00071

Project Description: The applicant is proposing to divide a 1.38 acre parcel into five lots for single-family residential development. The property is zoned R-4. The subject site is currently developed with one single family home, which is proposed to be demolished as part of the development. There are no critical areas present on the property.

The applicant (Charles Daily) applied for the above project on April 18, 2013; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on May 6, 2013. On May 16, 2013, the City issued this Notice of Application by the following means: mailed notice to property owners within 500 feet of the subject site, posted a notice on the subject site, and placed a legal notice in the local newspaper.

Applicant: Charles Daily
Public Comment Period: May 16, 2013 through June 6, 2013
Project Location: 23627 NE 22nd St, Sammamish
Tax Parcel Number: 2725069071

Existing Environmental Documents: Critical Areas Affidavit; Wetland Reconnaissance by Altmann Oliver Associates, LLC dated 12/11/12; SEPA Checklist dated 3/5/13; Preliminary Technical Information Report by CORE Design dated 7/16/12; Geotechnical Report by Terra Associates, Inc. dated 2/25/13; Conceptual Development Plans (preliminary short plat, grading/drainage plans) by CORE Design dated 4/18/13.

Other Permits to include: Future Clearing & Grading permits, Right-of-Way Use Permits, and future building permits.

SEPA Review: Based on the submitted application and available information, the City anticipates issuing a DNS or a MDNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Staff Member Assigned: Mona Davis, Senior Planner
(425) 295-0529
mdavis@ci.sammamish.wa.us

Interested persons are invited to submit written comments pertaining to the application determination no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision and appeal process, as well as requests to view documents pertinent to the proposal, 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.