



Department of Community Development

801 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: www.sammamish.us

NOTICE OF APPLICATION / SEPA NOTIFICATION Habitat Cottages Commercial Site Development and Binding Site Plan CSDP2014-00180

Project Description:

The applicant is proposing to construct 10 affordable cottage dwelling units on a 1.47 acre site that is currently zoned R4. The site is currently developed with a single family home, outbuildings and other driveway improvements. The proposed site access will be from SE 21st Street on the South side of the project and SE 20th Street on the North side of the project.

On August 7, 2014 an application was submitted by Habitat for Humanity and deemed complete on August 21, 2014, with a vesting date of August 7, 2014. On August 28, 2014, the City issued this Notice of Application/SEPA Notification by the following means: 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.

Public Comment Period: 08/28/2014 through 09/18/2014

Project Location:

Tax Parcel:

032406-9057

Address:

1900 Block Ave SE & SE 20th Street (032406-9057)

Applicant: Habitat for Humanity (Matt Haight, Representative)

Existing Environmental Documents: Development plan set by Core Design received on 8/7/2014; Preliminary Grading and Utility Plan by Core Design received on 8/7/2014; TIR by Core Design received on 8/7/2014; Geotechnical Engineering Report by Southfork Geosciences received on 8/7/2014; Traffic Study by TSI received on 8/7/2014; SEPA Checklist received on 8/7/2014; Critical Areas Affidavit received 8/7/2014

Other Permits: Site Development, Cottage Housing, Binding Site Plan, Street Variation

SEPA Review: Based on the submitted application, and available information, the City anticipates issuing a DNS 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 environment 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: Evan Maxim
425.295.0500
emaxim@sammamish.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.