

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 DECISION SMITH PRELIMINARY SHORT PLAT STATE ENVIRONMENTAL POLICY ACT (SEPA) THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS) PSHP2017-00332

Date of Notice: October 26, 2017 Appeal Period Ends November 16, 2017 at 5 PM

NOTICE IS HEREBY GIVEN that on October 26, 2017 the City of Sammamish Department of Community Development issued a decision for the Smith 4-Lot Short Subdivision, PSHP2017-00332. Public notice has been provided via: 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. The application has been given **Preliminary Short Subdivision Approval.**

The proposal is to subdivide approximately 1.17 acres, zoned R-4, into 4 lots for single family detached dwelling with a tract A for a tree retention tract, Tract B for an access and Tact C for tree retention and open space area. The existing residence will be demolished. The proposed lots and Tract B will access from 235th AVE SE. To ensure proper site drainage and to accommodate building pads for home, approximately 750 cubic yards of cut and 250 cubic yards of fill are proposed. A copy of the Decision and

Exhibits can be found here: https://spaces.hightail.com/space/asuI4CQvYO

File Number: PSHP2017-00332

Date of Application: April 28, 2017

Date of Completeness Determination: May

23, 2017

Date of Notice of Application: May 31, 2017

Applicant: Todd Levitt, Brixton Homes LLC, 14410 Bel-Red Road, Bellevue, WA 98007



Project Location: The proposed site is located at 510 235th Avenue NE in Sammamish, WA and is identified as King County Assessor's Parcel #3425069089.

State Environmental Policy Act (SEPA) Determination: The proposed development was reviewed under the provisions of State Environmental Policy Act, (SEPA). A Threshold Determination of Non-Significance (DNS) was issued under the optional DNS process specified in WAC 197-11-355.

Existing Environmental Documents Available for Review: Preliminary Project Plans, Arborist Report, State Environmental Policy Act (SEPA) Project Checklist, Critical Areas Affidavit, Critical Area Study, Geotechnical Report, Preliminary Technical Information Report, and Traffic Impact Analysis.

Staff Project Planner Assigned: Sung H. Lee, Associate Planner P: (425) 295-0526, E: slee@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500. Appeals for this decision must be received at the address above by: November 16, 2017 at 5:00 PM per SMC 20.15.130. Please direct comments to the Staff Project Planner Assigned.

Inquiries regarding the application, revised 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.

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

