



Short Plat NOA/ SEPA Re-Notification

Huntington Homes 2-lot Short Plat – PSHP2015-00169

Project Description: The applicant is proposing to subdivide a 2.31 acre parcel into two single-family residential lots. The property is zoned R-1. There is a small wetland on the property. The applicant has since proposed impacts to the wetland. This is the second notice for this project. The first notice had identified the project as being SEPA exempt.

An application was received for the above project on July 20, 2015; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on August 10, 2015. On August 18, 2015, the City issued a 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. On June 17th, 2016 City re-issued the NOA and SEPA Notice 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: Huntington Homes, LLC (Todd Levitt)
Public Comment Period: June 24th through July 15th, 2016
Project Location: N/A
Tax Parcel Number(s): 0424069247

Existing Environmental Documents: SEPA checklist signed 3/3/2016, Critical Areas Affidavit; Critical Areas Report, By Raedeke Associates, Inc. dated 03/28/2016; GeoTech Report by Terra Associates, Inc. dated 7/30/2015, Technical Information Report by Core Design dated 7/20/15; Preliminary Short Plat & Development Plans by Core Design dated 4/20/16

Other Permits: Site Development Permit, Final Plant and Building Permits,

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: Emily Arteche, Senior Planner
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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.