



# Notice of Application Short Plat / SEPA Notification

## Ichijo 7-lot Short Plat – PSHP2016-00077

**Project Description:** The applicant is proposing to subdivide a 3.2 acre parcel into seven lots for single-family residential development. The property is zoned R-4. There are critical areas on the property. The development has been substantially completed under the approved plat of Dedo Estates, which expired prior to final plat completion. The proposed short plat serves to finalize the subdivision to allow for single-family home construction for six new houses, with one existing home remaining. The project is primarily built out as previously approved.

An application was received for the above project on March 17, 2016; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on March 30, 2016. On April 4, 2016, 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:** Ichijo USA Co., Ltd. (Contact: Nick Nied)  
**Public Comment Period:** April 4<sup>th</sup> through April 25<sup>th</sup>, 2016  
**Project Location:** 21222 SE 5<sup>th</sup> Place, Sammamish  
**Tax Parcel Number(s):** 1473150100

**Existing Environmental Documents:** Critical Areas Affidavit; Final Mitigation Plan by Wetland Resources dated 03/23/15; Geotechnical and Infiltration Services by Hart Crowser dated 05/13/14; Technical Information Report by Core Design dated 4/22/15; Updated Traffic Analysis by TSI dated 3/22/16; Preliminary Short Plat & Development Plans by Core Design dated 3/16/16

**Other Permits:** Final plat, single-family 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 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:** Mona Davis, Senior Planner  
(425) 295-0529  
[mdavis@sammamish.us](mailto:mdavis@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.*