



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 DECISION and SEPA Determination
HUDSON SHORT PLAT - PSHP2015-00169**

Project Description:

Description of proposal: The project is for the short platting a vacant piece of property into two single family lots. Critical area wetlands are located in the southwestern portion of the site. Impacts to wetlands are identified due to required roadway improvements. Access to the proposed lots will be gained from 212th Avenue SE via a joint use driveway.

The applicant (HUNTINGTON HOMES LLC) applied 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 June 21, 2016, the City re-issued a Notice of Application / SEPA, which identified a public comment period from June 24, 2016 through July 15, 2016. The City of Sammamish issued a decision on July 25, 2016 and public notice has been provided via: 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. The application has been Preliminarily Approved with Conditions.

Applicant: HUNTINGTON HOMES LLC

Public Comment Period: 06/24/2016 through 07/15/2016

Project Location: Tax Parcel: 0424069247 (no address at this site)

Public Appeal Period: 07/25/2016 through 08/15/2016

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 and 6/22/2016

Other Permits: Site development, final plat, building permits

SEPA Review: Determination of Non-Significance, DNS issued July 25, 2016.

Staff Member Assigned: Emily Arteche

(425) 295-0500

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Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 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.