



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
ROBIN'S RIDGE SHORT PLAT (PSHP2015-00023)**

Project Description:

On February 10, 2015 an application was submitted by American Classic Homes, LLC and deemed complete on February 10, 2015. On March 5, 2015, the City issued this Notice of Application/SEPA 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.

The project includes short subdivision of an existing 1.78 acre parcel into six single-family residential lots. The site is currently developed with one single-family residence. Site development includes, street frontage improvements to 246TH Ave SE, a new internal private street, stormwater facilities, a recreation tract, and off-site improvements to SE 24TH Street to improve sight distance along this roadway.

Public Comment Period: March 5, 2015-March 26, 2015

Project Location:

Tax Parcel:

0224069114

Address:

2322 246TH AVE SE

Applicant: American Classic Homes, LLC

Existing Environmental Documents: (CHAN)

Land Use application, Wetland Report by Sewall Wetland Consulting dated 12/11/14, Technical Information Report by DR Strong dated 2/6/15, Geotechnical Engineering Study by Earth Solutions NW dated 1/08/15, Preliminary short plat maps date stamp rec'd 2/10/15.

Other Permits: Site Development, Final Plat, 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: Chris Hankins
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A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner. Interested persons are invited to submit written comments on the application by 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, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents 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.