



Notice of Application Short Plat / SEPA Notification

TAYLOR 4 LOT SHORT PLAT – PSHP2016-00278

Project Description: The applicant is seeking approval to subdivide 1.17 acres into four single-family residential lots. The existing home and garage will remain; three new homes with utilities, access, and stormwater system will be constructed.

On August 31, 2016, an application was submitted by C.R. Homebuilders, LLC and deemed complete on September 20, 2016. On October 3, 2016, the City issued this Notice of Application/SEPA by the following means: 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.

Applicant: Todd Levitt, C. R. Homebuilders, LLC
Public Comment Period: October 3, 2016 through October 24, 2016
Project Location: 21407 SE 20th St, Sammamish, WA 98075
Tax Parcel Number(s): 0424069059

Existing Environmental Documents: Critical Areas Affidavit; Critical Area Study by Raedeke Associates, Inc.; Preliminary Geotechnical Report by Terra Associates, Inc.; Preliminary Technical Information Report by Core Design, Inc.; Conceptual Development Plans (preliminary short plat, tree retention, grading/drainage, and landscape plans) by Core Design, Inc.

Other Permits: Site development plan, final plat, building permits

SEPA Review: Based on the submitted application and available information, the proposed action is exempt from environmental review as specified in WAC 197-11-800(6)(d).

Staff Member Assigned: Tracy Cui, Associate Planner
(425) 295-0523
tcui@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.