



## Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.sammamish.us](http://www.sammamish.us)

### NOTICE OF APPLICATION FOR SHORT SUBDIVISION OF PROPERTY NOTICE OF INTENT TO ISSUE OPTIONAL DNS HAMMOND PRELIMINARY SHORT SUBDIVISION –PSUB2016-00525

**Date of Notice: December 23, 2016**

**Public Comment Period: Ends January 13, 2017 at 5 PM**

**NOTICE IS HEREBY GIVEN** that the City of Sammamish received an application on December 9, 2016 to subdivide a 5.06-acre property located in the R-1 zone into 5 single family lots. The property contains a wetland located on the western side of the property. The project proposal requires Preliminary Short Subdivision approval by the City of Sammamish.

In accordance with SMC 20.05.060, on December 23, 2016 the City issued this Notice of Application 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.

**File Number:** PSUB2016-00525.

**Date of Application:** December 9, 2016.

**Date of Completeness Determination:** December 9, 2016.

**Date of Notice of Application:** December 23, 2016.

**Applicant:** Todd Levitt, CR Home Builders, LLC, 14410 Bel-Red Road, Bellevue, WA 98007, P: (425) 644-2323, E: [toddl@murrayfranklyn.com](mailto:toddl@murrayfranklyn.com).

**Applicant Agent:** DR Strong, Yoshio Piediscalzi  
620 7<sup>th</sup> Avenue, Kirkland, WA 98033, P: (425) 827-3063,  
E: [yoshio.piediscalzi@drstrong.com](mailto:yoshio.piediscalzi@drstrong.com).

**Project Location:**

The proposed development is located at 24017 NE 14<sup>th</sup> Street in the City of Sammamish, Washington within Section 27, Township 25 North, Range 6 East.

**Tax Parcel Number:** 2725069107, 2725069134.

**Existing Environmental Documents Available for Review:** Preliminary Project Plans, Property Boundary and Topographic Survey, State Environmental Policy Act (SEPA) Project Checklist, Tree Inventory and Arborist Report, Critical Areas Report, Evaluation of Sight Distance and Driveway Spacing Memo, Geotechnical Report, and a Preliminary Technical Information Report.



**State Environmental Policy Act (SEPA) Review:** A SEPA Threshold Determination of Non-Significance (DNS) is anticipated for this project using the SEPA Optional DNS Process established under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of this proposal. The 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. Upon completion of the SEPA review process, a Notice of Issuance of DNS will be distributed to parties of record.

**Staff Project Planner Assigned:** Emily Arteche, Senior Planner P: 425-295-0522, E: [earteche@sammamish.us](mailto:earteche@sammamish.us).  
Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

**Public Comment Period:** A 21-day public comment period applies to this project. Public comment on this proposed subdivision will be accepted from December 23, 2016 through January 21, 2017 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

*Interested persons are invited to submit written comments pertaining to the application 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.*

### SITE PLAN

