



**NOTICE OF APPLICATION FOR SUBDIVISION OF
PROPERTY
DUTHIE HILL PRELIMINARY SHORT PLAT –PSHP2018-00725**

Date of Notice: January 10, 2019

Public Comment Period: Ends January 31, 2019 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application on December 6, 2018 to subdivide two parcels with one existing single-family residence that totals 1.36 acres located in the R-4 zone into a total of three single family lots. The northeastern parcel is currently developed with a single-family residence with a detached garage and is accessed from Duthie Hill Road. The southwestern parcel has no existing structures. The existing residence and all other structures will be removed. All three proposed single-family residences will be accessed from 264th Avenue SE. Due to site topography, approximately 2,700 cubic yards of cut and 5,100 cubic yards of fill are proposed to adjust the site's grade as needed to accommodate building pads and necessary infrastructure. The project proposal requires Preliminary Short Plat approval by the City of Sammamish.

In accordance with SMC 20.05.060, on January 10, 2019 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. To review the documents related to this project visit:

<https://spaces.hightail.com/receive/sDrf2xgo3M/cGxhbm5pbmdAc2FtbWFtaXNoLnVz>.

File Number: PSHP2018-00725

Date of Application: December 6, 2018

Date of Completeness Determination: December 28, 2018

Date of Notice of Application: January 10, 2019

Applicant: Huntington Homes LLC, 14410 Bel-Red RD, Bellevue, WA 98007, P: (425) 649-8151

permitting@murrayfranklyn.com

Project Location: The proposed development is located at 26444 SE Duthie Hill Road, Sammamish, WA 98075

Tax Parcel Number: 1224069060 & 1224069092

Existing Environmental Documents Available for Review:

Preliminary Project Plans, Property Boundary and Topographic Survey, Tree Inventory and Arborist Report, Critical Areas Report, Geotechnical Report, SEPA Checklist, and a Preliminary Technical Information Report.

State Environmental Policy Act (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 Project Planner Assigned: Andrew Johnson, Assistant Planner P: 425-295-0578, E: ajohnson@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 short subdivision will be accepted from January 10, 2019 through January 31, 2019 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.

