



NOTICE OF APPLICATION FOR SHORT SUBDIVISION OF PROPERTY LEAVITT PRELIMINARY SHORT PLAT –PSHP2017-00985

Date of Notice: January 17, 2018

Public Comment Period: Ends February 7, 2018 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application on December 14, 2017 to subdivide a 1.28-acre property located in the R-6 zone into 5 single family lots. The site contains a wetland, stream and associated buffers. There are no proposed impacts to the wetland, stream, or buffers. Approximately 6,000 cubic yards of cut and fill will be needed to accommodate the future single family residences. The project proposal requires Preliminary Short Plat approval by the City of Sammamish. In accordance with SMC 20.05.060, on January 17, 2018 the City issued this Notice of Application by the following means: mailed notice to property owners within 1,000 feet of the subject site, posted a sign on the subject site, and by placed a legal notice in the local newspaper.

File Number: PSHP2017-00985.

Date of Application: December 14, 2017.

Date of Completeness Determination: December 19, 2017.

Date of Notice of Application: January 16, 2018.

Applicant: Briane and Diane Leavitt, 414 218th Ave SE, Sammamish, WA 98507, P: (206)-999-2289, E: eastsidebroker@gmail.com

Applicant Agent: Same as Applicant.

Project Location: The proposed development is located on a vacant parcel on SE 4th Avenue adjacent to 21859 4th Street and 414 218th Avenue SE in the City of Sammamish, Washington within Section 33, Township 25 North, Range 6 East, W.M.

Tax Parcel Number: 1240700097

Existing Environmental Documents Available for Review: Preliminary Project Plans, State Environmental Policy Act (SEPA) Project Checklist, Tree Inventory and Arborist Report, Critical Areas Report, 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.

Staff Project Planner Assigned: Ryan Harriman, Senior Planner P: 425-295-0529, E: rharriman@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 plat will be accepted from January 17, 2018 through February 7, 2018 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

