



## ***Department of Community Development***

### **NOTICE OF DECISION**

#### **PRELIMINARY SHORT SUBDIVISION APPROVAL and ISSUANCE OF STATE ENVIRONMENTAL POLICY ACT THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)**

**Hammond 5-Lot Short Subdivision / Case Number: PSHP2016-00525**

**Date of Notice: June 12, 2017 Appeal Period Ends: July 3, 2017 at 5 PM**

**Description of Proposal:** The platlor is proposing to subdivide a 5.06-acre property consisting of two existing parcels located within the R-1 zoning district into five single family lots. The property contains a wetland located on the western side of the property.

**Review Process:** The application was deemed complete for the purpose of review on December 9, 2016. On December 23, 2016, the City issued a Notice of Application/SEPA Notification by the following means: mailed notice to property owners within 1000 feet of the subject site, a sign posted on the subject site, and a legal notice placed in the newspaper of record. The public comment period for this proposal was December 23, 2016 through January 13, 2017.

**Decision:** This Notice of Decision was issued on **June 12, 2017** and public notice has been provided via: 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. The application has been given **Preliminary Short Subdivision Approval**.

**File Number:** PSHP2016-00525 **Date of Application:** 12/9/2016 **Date of Completeness Determination:** 12/9/2016

**Date of Notice of Application:** 12/23/2016 **Public Comment Period:** 12/23/2016 -1/13/2017

**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)

**Engineer:** D.R. Strong, D.R. Strong, c/o Yoshio L. Piediscalzi, P.E., 620 7th 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 14th Street in the City of Sammamish, Washington within Section 27, Township 25 North, Range 6 East, W.M. further indented by King County Parcel Numbers 2725069107 and 2725069134.

**SEPA Determination:** The proposed development was reviewed under the provisions of State Environmental Policy Act, (SEPA). A Threshold Determination of Non-Significance (DNS) was issued under the optional DNS process specified in WAC 197-11-355.

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

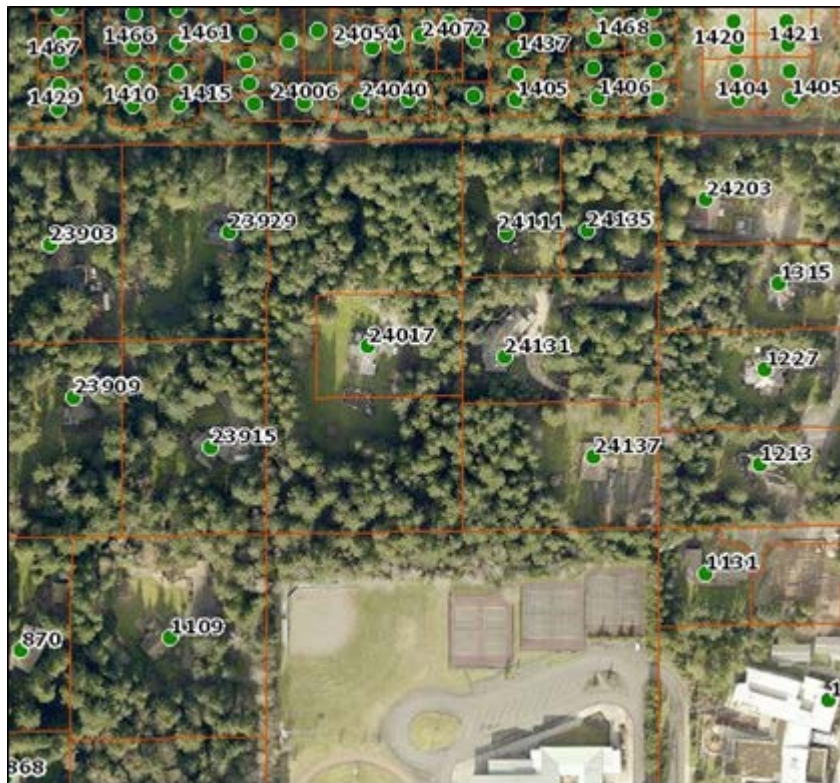
**Staff Project Planner Assigned:** Emily Arteche, Senior Planner P:(425)295-0522, E: [earteche@sammamish.us](mailto:earteche@sammamish.us). Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

**Appeal Period:** This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500. Appeals for this decision must be received at the address above by: July 3, 2017 at 5:00 PM per SMC 20.15.130. Please direct comments to the Staff Project Planner Assigned.

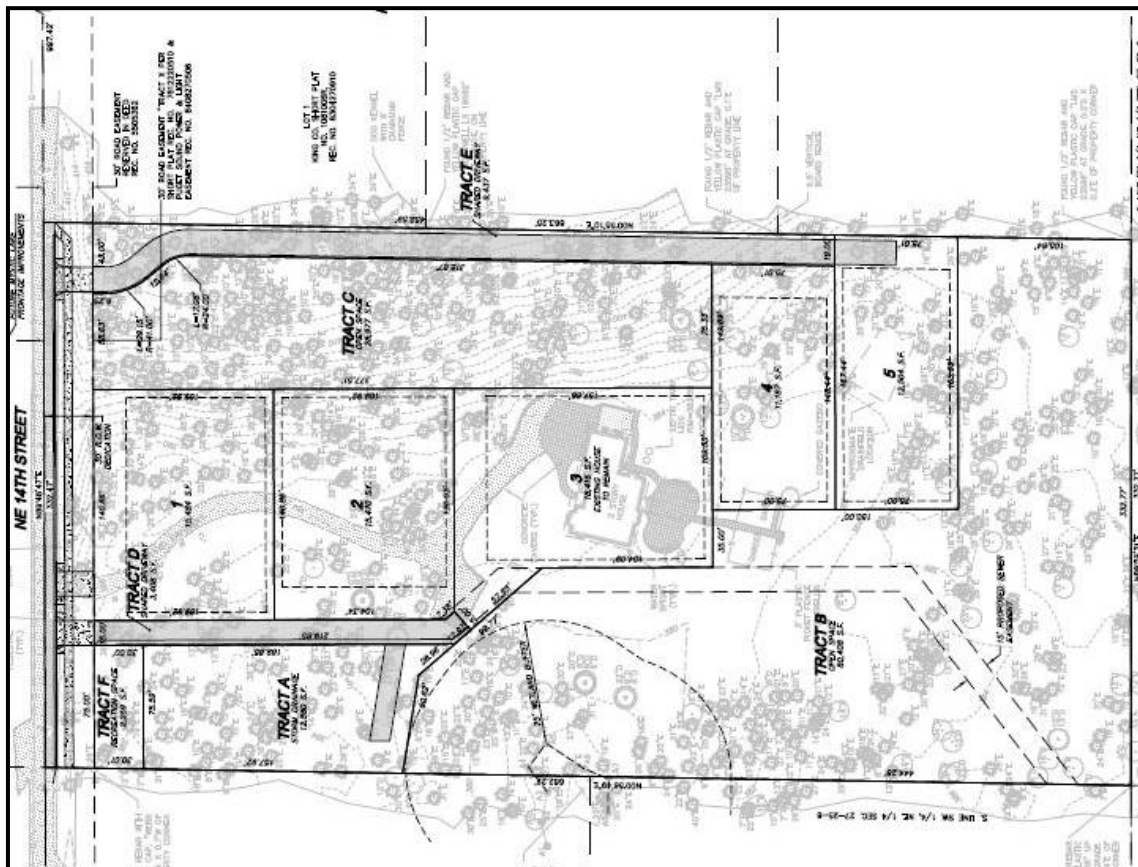
*Inquiries regarding the application, revised decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*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.*

### Vicinity Map



**Project Site Plan** (full size version available in project file at City Hall or upon request)





## Department of Community Development

### STATE ENVIRONMENTAL POLICY ACT (SEPA) THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)

Hammond Short Subdivision – PSHP2016-00525

June 12, 2017

**Description of proposal:** The Plator is proposing to subdivide a 5.06-acre property consisting of two existing parcels located within the R-1 zoning district into five single family lots. The property contains a wetland located on the western side of the property. The wetland and buffer will remain intact and unmodified.

**Review Process:** The application was deemed complete for the purpose of review on December 9, 2016. On December 23, 2016, the City issued a Notice of Application/SEPA Notification by the following means: mailed notice to property owners within 1000 feet of the subject site, a sign posted on the subject site, and a legal notice placed in the newspaper of record. The public comment period for this proposal was December 23, 2016 through January 13, 2017.

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

**Contact:** D.R. Strong, c/o Yoshio L. Piediscalzi, P.E., 620 7th Avenue, Kirkland, WA 98033, P: (425) 827-3063, E: [yoshio.piediscalzi@drstrong.com](mailto:yoshio.piediscalzi@drstrong.com)

**Location:** The proposed development is located at 24017 NE 14th Street in the City of Sammamish, Washington within Section 27, Township 25 North, Range 6 East, W.M., furthered identified by King County as Parcel Numbers 2725069107 and 2725069134.

**Lead agency:** City of Sammamish, Community Development Department.

**Threshold Determination of Non-Significance (DNS):** The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under the optional DNS process specified in WAC 197-11-355; the lead agency will not act on this proposal for 21 days from the date below. Appeals must be received by the City with the appropriate forms and processing fee by the deadline described below.

**SEPA Responsible official:**  
David Pyle, Deputy Director  
Department of Community Development  
801 228th Ave SE  
Sammamish, WA 98075  
425-295-0520

**Contact person:**  
Emily Artech, Senior Planner  
Department of Community Development  
801 228th Ave SE  
Sammamish, WA 98075  
425-295-0522

6/12/2017  
Date of Issuance

*Emily Artech*  
Signature

**You may appeal this determination. Send comments/appeals to:**

SEPA Responsible Official  
City of Sammamish  
Community Development Department  
801 228th Ave SE  
Sammamish, WA 98075

**Appeal Deadline:** Pursuant to SMC 20.10.080 and 20.15.130, appeals must be submitted in writing with the appropriate forms and filing fee (\$250.00). Appeals must be received prior to 5pm on July 3, 2017 at the Sammamish City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500.

PSHP2016-00525 – Hammond 5-Lot Short Subdivision

**Decision**