



Notice of Threshold Determination and Short Plat Decision Ichijo 7-lot Short Plat - PSHP2016-00077

Project Description: The applicant is proposing to subdivide a 3.2 acre parcel zoned R-4 into seven lots for single-family residential development. The subject site is currently developed with a single-family home, which is remaining as part of the development. There are critical areas present on the property. The development has been substantially completed under the approved plat of Dedo Estates, which expired prior to final plat completion. The proposed short plat serves to finalize the subdivision to allow for single-family home construction for six new houses. The project is primarily built out as previously approved.

The applicant (Ichijo) applied for the above project on March 17, 2016; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on March 30, 2016. On April 4, 2016, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from April 4, 2016 through April 25, 2016. A DNS was issued on May 6, 2016. This Notice of Decision was issued on **May 9, 2016** and public notice has been provided via: mailed notice to property owners within 500 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 Approval**.

Applicant: Ichijo USA Co., Ltd. (Contact: Nick Nied)
Public Comment Period: April 4, 2016 through April 25, 2016
Project Location: 21222 SE 5th Place, Sammamish, WA
Tax Parcel Numbers: 1473150100

Existing Environmental Documents: Critical Areas Affidavit; Final Mitigation Plan by Wetland Resources dated 03/23/15; Geotechnical and Infiltration Services by Hart Crowser dated 05/13/14; Technical Information Report by Core Design dated 4/22/15; Updated Traffic Analysis by TSI dated 3/22/16; Preliminary Short Plat & Development Plans by Core Design dated 3/16/16

Other Permits: Final Plat, future Building Permits
SEPA Review: The City of Sammamish issued a SEPA Determination for this project on May 6, 2016
Public Hearing: A Public Hearing is not required for this project
Appeal Period: **May 9, 2016** through **May 31, 2016**

Staff Member Assigned:

Mona Davis, Senior Planner
(425) 295-0529
mdavis@sammamish.us

Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 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.