



# Notice of Application Short Plat / SEPA Notification

## Singh 7-lot Short Plat – PSHP2015-00235

**Project Description:** The applicant is proposing to divide a 2.5 acre parcel into seven lots for single-family residential development. The property is zoned R-6. The subject site is currently developed with one single family home, which is proposed to be demolished as part of the development. There are critical areas present on the property.

An application was received for the above project on September 10, 2015; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on September 29, 2015. On October 1, 2015, the City issued this Notice of Application by the following means: mailed notice to property owners within 500 feet of the subject site, posted a notice on the subject site, and placed a legal notice in the local newspaper.

**Applicant:** Satwant Singh  
**Public Comment Period:** October 1, 2015 through October 22, 2015  
**Project Location:** 215 – 218<sup>th</sup> Avenue SE, Sammamish, WA 98074  
**Tax Parcel Number(s):** 1240700075

**Existing Environmental Documents:** Critical Areas Affidavit; SEPA Checklist; Critical Area Study by H&S Consulting dated 2/4/15; Wetland and Buffer Reduction Mitigation Plan by H&S Consulting dated 9/7/15; Significant Tree Report by Greenforest Inc. dated 10/3/14; Preliminary Storm Drain Analysis by Rykels Engineering dated 8/18/15; Stormwater Pollution Prevention Plan by Rykels Engineering dated 6/20/15; Conceptual Development Plans (preliminary short plat) by Rykels Engineering Group date stamp received 9/10/15.

**Other Permits:** Site development plan, final plat, building permits

**SEPA Review:** Based on the submitted application and available information, the City anticipates issuing a DNS or a MDNS 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 environmental 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 Member Assigned:** Mona Davis, Senior Planner  
(425) 295-0529  
[mdavis@sammamish.us](mailto:mdavis@sammamish.us)

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