



Notice of Application Short Plat / SEPA Notification

Brandt 4-lot Short Plat - PLN2010-00027

Project Description: The applicant is proposing to divide a 1.43 acre parcel into four lots for residential development. The property is zoned R-4. The subject site is currently developed with one single family home on proposed Lot 1. There are critical areas present on the property.

The applicant (Slalom Construction) applied for the above project on October 21, 2010; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on November 9, 2010. On November 23, 2010, 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: Slalom Construction, LLC
Public Comment Period: November 23, 2010 through December 14, 2010
Project Location: 21820 SE 20th St, Sammamish
Tax Parcel Number: 0424069010

Existing Environmental Documents: Critical Areas Affidavit dated 10/21/10; Critical Areas Study by Altmann Oliver Associates, LLC dated 10/6/10; SEPA Checklist dated 10/20/10; Preliminary Technical Information Report by MXP Consulting dated 10/7/10; Conceptual Development Plans (preliminary short plat, grading & T.E.S.C., Road and Drainage plans) by MXP Consulting date stamp rec'd 10/21/10.

Other Permits to include: Future Clearing & Grading permits, Right-of-Way Use Permits, and future 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
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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.