



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

Notice of Short Plat Decision

Rhode 2-Lot Short Plat - PSHP2016-00135

Project Description: The applicant is proposing to subdivide a 0.65-acre lot into 2 lots. The property is zoned R-4. There are critical areas (erosion and land slide hazard areas) on the property. The subject site contains one single family home. Access to the property will be from 212th Avenue NE.

On May 6, 2016 an application was submitted by Scott and Daneen Rhode and deemed complete on June 17, 2016. On July 21, 2016, the City issued a Notice of Application by the following means: 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.

This Notice of Decision was issued on **September 7, 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: Scott and Daneen Rhode
Public Comment Period: July 21, 2016 to August 11, 2016
Project Location: 4220 212th Avenue NE, Sammamish, WA 98074
Tax Parcel Numbers: 8651520220

Existing Environmental Documents: Critical Areas Affidavit; Geotechnical Engineering Report for Foundation Design, Slope Stability and Infiltration Assessment by Geotech Consultants, Inc. dated April 28 2016; Conceptual Development Plans (preliminary short plat, existing condition, tree survey and tree retention) by Site Surveying, Inc. dated July 29, 2015.

Other Permits: Site Development, Final Plat, future Building Permits
SEPA Review: This project is SEPA Exempt, pursuant to WAC 197-11-800(6)
Public Hearing: A Public Hearing is not required for this project
Appeal Period: **September 7, 2016 through September 28, 2016**

Staff Member Assigned:

Sung H. Lee, Associate Planner
(425) 295-0526
slee@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.