

**NOTICE OF APPLICATION  
PRELIMINARY SHORT PLAT / SEPA NOTIFICATION  
FILE NO.: PSHP2022-00586 (HERGERT SHORT PLAT)**

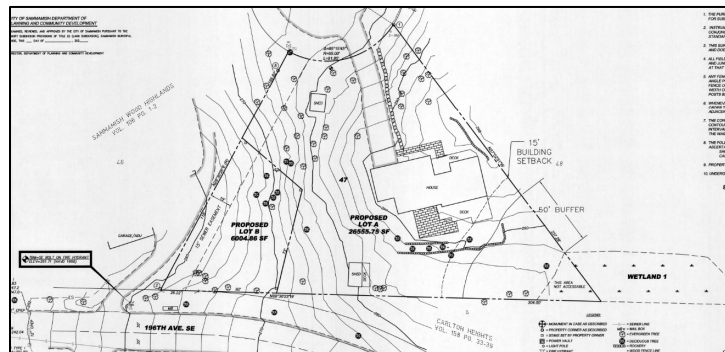
**Date of Application:** 7/11/2022

**Date of Completeness Determination:** 9/26/2022

**Date of Notice:** 10/06/2022

**PROJECT DESCRIPTION:** The applicant is proposing to subdivide the existing R4 zoned parcel totaling 0.66 acres into 2 lots for single-family residential development. The existing house will retain access from SE 23rd ST, while the new lot will be accessed from 196th Ave SE.

**Online Application Documents:** <https://spaces.hightail.com/space/TON2z97iMl>



**Project Location:** 19505 SE 23<sup>rd</sup> ST, Sammamish WA 98075 (Parcel No.: 752720-0470)

**Applicant's Representative:** Kevin Hergert, (P) 425-652-6515, (E) [kevin@hergert.com](mailto:kevin@hergert.com)

**Public Comment Period:** 10/06/2022 to 10/27/2022 at 5:00 p.m.

**City Project Manager:** Jasvir Singh, (P) 425-295-0506, (E) [JSingh@sammamish.us](mailto:JSingh@sammamish.us)

During the Public Comment Permit, comments may be sent to the City Project Manager, in writing or via email. 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 Sammamish City Hall during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.:

City of Sammamish City Hall, Permit Center  
801 228th Avenue SE  
Sammamish, Washington 98075

Note: Mediation of disputes is available pursuant to SMC 21.09.040. 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.

**Existing Environmental Documents Available for Review:** Arborist Report, Geotechnical Report, SEPA Checklist, Critical Areas Report and a Preliminary Technical Information Report

**State Environmental Policy Act (SEPA) Review:** Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance (DNS) 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 environment 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.