

NOTICE OF APPLICATION FOR SUBDIVISION OF PROPERTY CAO PRELIMINARY SHORT PLAT –PSHP2017-00220

Date of Notice: April 17, 2017

Public Comment Period: Ends May 8, 2017 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application on March 28, 2017 to subdivide a 0.6-acre property located in the R-4 zone into 2 single family lots. There are no Critical Areas on the subject property. However, one stream located off-site to the northeast requires a standard 150-foot buffer plus additional 15-foot building setback. This buffer extends into the subject property and includes a small portion of the existing deck and gravel parking area associated with the existing residence. The project proposal requires Preliminary Short Plat approval by the City of Sammamish.

In accordance with SMC 20.05.060, on April 17, 2017 the City issued this Notice of Application by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

File Number: PSHP2017-00220.

Date of Application: March 28, 2017.

Date of Completeness Determination: April 4, 2017.

Date of Notice of Application: April 17, 2017.

Applicant: Bob Irish, 13430 423rd Avenue SE, North Bend, WA 98045, P: (425) 221-2607, E: bob@robertirishdwellings.com



Project Location:

The proposed development is located at 500 East Lake Sammamish Parkway NE, Sammamish, Washington within Section 32, Township 25 North, Range 6 East, W.M.

Tax Parcel Number: 3225069143.

Existing Environmental Documents Available for Review: Preliminary Project Plans, Property Boundary and Topographic Survey, Tree Inventory and Arborist Report, Critical Areas Report, and a Preliminary Technical Information Report.

State Environmental Policy Act (SEPA) Review: Based on the submitted application and available information, the proposed action is exempt from environmental review as specified in SMC 20.15.040(1)(a)(i), WAC 197-11-800(1), and WAC 197-11-800(6)(d).

Staff Project Planner Assigned: Tracy Cui, AICP, Associate Planner P: 425-295-0523, E: tcui@sammamish.us.
Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

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

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