



Department of Community Development

NOTICE OF DECISION

PRELIMINARY SHORT SUBDIVISION APPROVAL

Yu 3-Lot Short Subdivision / Case Number: PSHP2016-00535

Date of Notice: February 5, 2018 Appeal Period Ends: February 26, 2018 at 5 PM

Description of Proposal: The Plator is proposing to subdivide a 1.36 acres into three (3) single-family residential lots with a critical area tract. No impacts to critical areas are anticipated. Local access to the new lots is proposed through SE 17th Street.

Review Process: The application was deemed complete for the purpose of review on December 13, 2016. On January 16, 2017, the City issued a Notice of Application by the following means: mailed notice to property owners within 1000 feet of the subject site, a sign posted on the subject site, and a legal notice placed in the newspaper of record. The public comment period for this proposal was January 16, 2017 through February 6, 2017.

Decision: This Notice of Decision was issued on **February 5, 2018** and public notice has been provided via: 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. The application has been given **Preliminary Short Subdivision Approval**.

File Number: PSHP2016-00535

Date of Application: 12/13/2016

Date of Completeness Determination: 12/13/2016

Date of Notice of Application: 1/16/2017

Public Comment Period: 1/16/2017 -2/6/2017

Applicant: Yu Ji, 24369 NE 8th Place, Sammamish, WA 98033, P: (352) 870-6254, E: charyyu@hotmail.com

Engineer: Dan Davis, Encompass Engineering, Address: 165 NE Juniper St., Suite 201, Suite 201, P: (425) 392-0250 E: ddavis@encompasses.net

Project Location: The proposed short subdivision development is located at 24922 SE 17th Street in the City of Sammamish, Washington within Section 2, Township 24 North, Range 6 East, W.M., furthered identified by King County as Parcel Number 0224069105.

SEPA Determination: The proposed development was reviewed under the provisions of State Environmental Policy Act (SEPA) and determined to be exempt from the provisions of SEPA pursuant to WAC 197-11-800 (6) Categorical Exemptions.

Existing Environmental Documents: Preliminary Project Plans, State Environmental Policy Act (SEPA) Project Checklist, Tree Inventory and Arborist Report, Critical Areas Study, Wetland and Stream Delineation, and Preliminary Technical Information Report including Geotechnical Evaluation.

Staff Project Planner Assigned: Emily Arteche, Senior Planner. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075 P:(425) 295-0522, E: earteche@sammamish.us.

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500. Appeals for this decision must be received at the address above by: **February 26, 2018** at 5:00 PM per SMC 20.15.130. Please direct comments to the Staff Project Planner Assigned.

Inquiries regarding the application, revised 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.

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.

