



Notice of Short Plat Decision

Cedar Creek 3-Lot Short Plat - PSHP2015-00222

Project Description: The applicant is proposing to subdivide a 0.92-acre lot into 3 lots. The property is zoned R-4. There are critical area (wetland) on the property. Access is proposed from 228th Avenue SE, and public right-of-way (228th AVE SE) will be extended to the east side of the property.

On August 28, 2015 an application was submitted by Lawrence Farmer and deemed complete on September 22, 2015. On October 1, 2015, 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 **July 1, 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: Lawrence Farmer
Public Comment Period: October 1, 2015 to October 22, 2015
Project Location: 3519 228th Avenue SE, Sammamish, WA 98075
Tax Parcel Numbers: 0924069115

Existing Environmental Documents: Critical Areas Affidavit; Critical Area Study by Sewall Consulting dated February 16, 2015; Subsurface Exploration, Geologic Hazards, and Preliminary Geotechnical Engineering Report by South Fork Geosciences dated July 9, 2015; Technical Information Report by Concept Engineering dated June 10, 2016; Conceptual Development Plans (preliminary short plat, existing condition, tree survey, tree retention, grading/drainage and utility, plans) by Concept Engineering dated August 17, 2015; Arborist Report by Sound Tree Consulting dated August 23, 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: **July 1, 2016 through July 22, 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.