

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

NOTICE OF DECISION **RTK 5-LOT PRELIMINARY SHORT SUBDIVISION PSHP2016-00308**

Date of Notice: June 6, 2018 Appeal Period Ends June 27, 2018 at 5 PM

NOTICE IS HEREBY GIVEN that on June 6, 2018, the City of Sammamish Department of Community Development issued a decision for the RTK 5-Lot Short Subdivision, PSHP2016-00308. 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.

The proposal is to subdivide approximately 1.20acre parcel located within the R-4 zoning district into five (5) single family lots with a private access Tract (Tract A); a storm water drainage and recreation tract (Tract B); and joint-use driveway tract (Tract C). The existing residence will be demolished. The proposed development will take access from NE 16th Street.

A copy of the Decision and Exhibits, except for this notice, can be accessed through the following link: https://spaces.hightail.com/space/80JS5wYWgs.

File Number: PSHP2016-00308

Date of Application: June 30, 2016

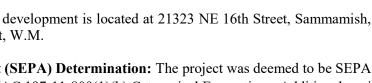
Date of Completeness Determination: October 4, 2016

Date of Notice of Application: October 14, 2016

Applicant: RTK Investments, LLC, P.O. Box 866, Kirkland, WA, 98083

Project Location: The proposed development is located at 21323 NE 16th Street, Sammamish, WA; Section 22, Township 25 North, Range 6 East, W.M.

State Environmental Policy Act (SEPA) Determination: The project was deemed to be SEPA Exempt pursuant to WAC 197-11-800(6)(a) and WAC 197-11-800(1)(b) Categorical Exemptions. Additional environmental review is not required.







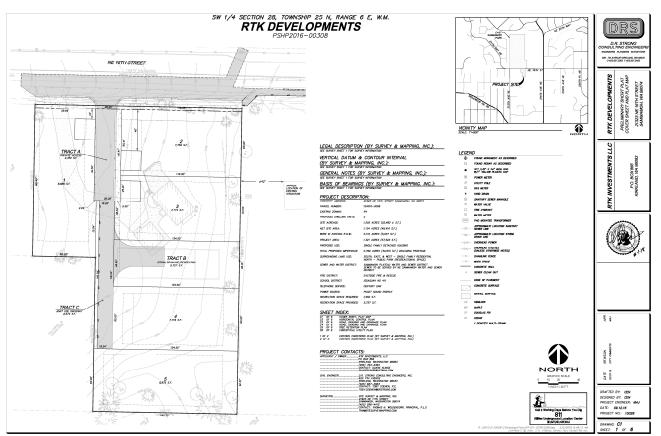
Existing Environmental Documents Available for Review: Preliminary Project Plans, Arborist Report, State Environmental Policy Act (SEPA) Project Checklist, Critical Areas Affidavit, Critical Area Study, Geotechnical Report, Preliminary Technical Information Report, and Traffic Impact Analysis.

Staff Project Planner Assigned: Ryan Harriman, AICP, Senior Planner P: (425) 295-0529, E: <u>rharriman@sammamish.us</u>. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080. 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: June 27, 2018 at 5:00 PM per SMC 20.15.130. <u>Please direct comments to the Staff Project Planner Assigned</u>.

Inquiries regarding the application, 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.



SITE PLAN