



**Department of Community Development**

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

**NOTICE OF DECISION  
REYNOLDS SHORT PLAT - PSHP2015-00154**

**Notice is Hereby Given:** that the City of Sammamish Community Development Department approved with conditions the Reynolds Short Subdivision Application on August 29, 2016. The applicant proposes to subdivide a 4.8-acre lot into 4 lots. The property is zoned R-4. There are critical areas (wetlands, geologically hazardous areas, stream, etc.) on the property. Access is proposed from 200th Avenue SE, and public right-of-way will be extended to the east side of the property.

The applicant submitted a short plat application on July 10, 2015. The application was deemed complete on August 7, 2015. A Notice of Application was issued on August 26, 2015, published in the Seattle Times, and posted on the site. A public comment period was held from August 26, 2015 through September 16, 2015. All persons owning property within 500 feet of the site were notified of the application.

**Environmental Docs:** Critical Areas Affidavit; Critical Area Study by Sewall Consulting; SEPA Checklist; Preliminary Technical Information Report by Encompass Engineering; Geotechnical Study by Terra Associates; Conceptual Development Plans (preliminary short plat, grading/drainage plans) by Encompass Engineering; Arborist Report by AFM.

**Tax Parcel:** 0524069092

**Project Location:** 19808 SE 8th Street, Sammamish, WA

**Applicant:** James and Jean Reynolds, 810 200<sup>th</sup> Avenue SE, Sammamish. WA 98075

**Engineer:** Encompass Engineering & Surveying, c/o Chad Allen, P.E. 165 NE Juniper Street, Suite 201, Issaquah, WA 98027

**Other Permits:** Final Plat, Right-of-Way Permits, and Future Building Permits

**SEPA Review:** The proposed short plat is categorically exempt from SEPA pursuant to WAC 197.11.800(6)(d).

**Public Hearing:** A Public Hearing is not required for this project

**Appeal Period:** September 1, 2016 through September 21, 2016

**Staff Contact:** Ryan Harriman, AICP Senior Planner, (425) 295-0529 or [rharriman@sammamish.us](mailto:rharriman@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.