



Notice of Decision Short Plat Alteration

Colingham Short Plat Alteration – PLA2015-00221

Project Description: The applicant is proposing to short plat alteration to remove non-buildable notations on **lots 2 and 3** and revise the location of the lot line between lots 3 and 4. The property is zoned R-4. The city has confirmed that there are not wetland areas within “non-buildable” areas on the property; previous documentation indicated that there may be critical areas. Access is proposed from SE 28th PL, and public right-of-way will be extended to the west side of the property.

An application was received for the above project on August 28, 2015; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on September 22, 2015. On October 7, 2015, the City issued this Re-Notice of Application by the following means: mailed notice to property owners within 500 feet of the subject site, posted a notice on the subject site, and placed a legal notice in the local newspaper. The application has been given **Preliminary Approval**.

Applicant: Neal Colingham
Public Comment Period: October 7, 2015 through October 28, 2015
Project Location: 24763 SE 28th PL, Sammamish, WA 98075
Tax Parcel Number: 1124069082

Existing Environmental Documents: Critical Areas Affidavit; Wetland Assessment by Mark Rigos, P.E. Certified Wetland Biologist

Other Permits Included: Final Short Plat Alteration, future Building Permits

SEPA Review: The development proposal is exempt from SEPA review, as the applicant’s proposal falls below the threshold specified in WAC 197-11-800(6)(a).

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

Appeal Period: **April 5, 2016 through April 26, 2016**

Staff Member Assigned:

Sung H. Lee, Associate Planner
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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.