



Department of Community Development

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

Notice of Short Plat Decision

Coffman 7-lot Short Plat (PSHP2014-00229)

Project Description: The applicant proposes to subdivide approximately 2.06 acres into 7 single family residential lots with a new public street ending in a cul-de-sac, two private access tracts, an on-site recreation tract, storm water facilities, and utility extensions. All existing structures on the property are to be removed. The property is zoned R-4 Single Family Residential.

The short plat was applied for on October 10th, 2014; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on October 11th, 2014.

This Notice of Decision is issued on **August 10th, 2015** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, posted on the subject site, and by placing a legal notice in the local newspaper. The application has been granted Preliminary Short Plat Approval in accordance with Sammamish Municipal Code (SMC) Title 19A, Chapters 19A.04, 19A.082, and 19A.12.

Applicant: SNC Development, LLC, Curtis Schuster

Project Location: 310 222ND Avenue NE

Tax Parcel Number(s): 3325069144

Existing Environmental Documents: Preliminary Geotechnical Report by Earth Solutions NW dated 6/16/14; Critical Area Affidavit signed by Curtis Schuster dated 10/10/14; Preliminary Technical Information Report by Contour Engineering received 10/10/14, and revised 4/13/15; Preliminary Short Plat plans by Contour Engineering received 10/10/14, revised 4/13/15.

Other Permits to include: Future Site Development Permit, final short plat, and future building permits.

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

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).

Appeal Period: August 10th, 2015 through August 31ST, 2015

Staff Member Assigned:

Chris Hankins, Code Compliance Officer
(425) 295-0547
chankins@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 4:00 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.