



# Notice of Application Short Plat / SEPA Notification

TRIDCO LLC 8-lot Short Plat – PSHP2015-00065

**Project Description:** The applicant is proposing to subdivide a 3-acre parcel into eight lots for single-family residential development. The property is zoned R-4. There are critical areas on the property. Access is proposed from both SE 24<sup>th</sup> Street and SE 22<sup>nd</sup> Place

An application was received for the above project on April 8, 2015; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on April 15, 2015. On April 28, 2015, the City issued this 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.

**Applicant:** Tridco, LLC  
**Public Comment Period:** April 28, 2015 to May 19, 2015  
**Project Location:** 20902 SE 24<sup>th</sup> Street, Sammamish, WA 98074  
**Tax Parcel Number(s):** 0524069023

**Existing Environmental Documents:** Critical Areas Affidavit; Critical Area Study by Altmann Oliver Associates; SEPA Checklist; Preliminary Technical Information Report by DR Strong; Geotechnical Engineering Study by Earth Solutions NW; Conceptual Development Plans (preliminary short plat, grading/drainage plans) by DR Strong.

**Other Permits:** Site development plan, final plat, building permits

**SEPA Review:** Based on the submitted application and available information, the proposed action is exempt from environmental review as specified in WAC 197-11-800(6)(a).

**Staff Member Assigned:** Mona Davis, Senior Planner  
(425) 295-0529  
[mdavis@sammamish.us](mailto:mdavis@sammamish.us)

*Interested persons are invited to submit written comments pertaining to the application determination no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, 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.*

*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.*