



# Notice of Application Short Plat

## Reynolds 4-Lot Short Plat – PSHP2015-154

**Project Description:** The applicant is proposing to subdivide a 4.8 acre lot into 4 lots. The property is zoned R-4. There are critical areas (wetlands, geologically hazardous areas) on the property. Access is proposed from 200<sup>th</sup> Avenue SE, and public right-of-way will be extended to the east side of the property.

An application was received for the above project on July 10, 2015; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on August 7, 2015. On April August 21, 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:** James and Jean Reynolds  
**Public Comment Period:** August 21, 2015 to September 11, 2015  
**Project Location:** 800 200<sup>th</sup> Avenue SE, Sammamish, WA 98075  
**Tax Parcel Number(s):** 0524069092

**Existing Environmental Documents:** 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.

**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:** Evan Maxim, Senior Planner / SEPA Official  
(425) 295-0523  
[emaxim@sammamish.us](mailto:emaxim@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.*