

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 DECISION CAO PRELIMINARY SHORT SUBDIVISION PSHP2017-00220

## Date of Notice: May 3, 2018 Appeal Period Ends May 24, 2018 at 5 PM

**NOTICE IS HEREBY GIVEN** that on May 3, 2018 the City of Sammamish Department of Community Development issued a decision for the Cao 2-Lot Short Subdivision, PSHP2017-00220.

The proposal is to subdivide a 0.6-acre property located in the R-4 zone into 2 single family lots. There are no wetlands, streams, or other critical fish and wildlife habitats on the subject property. However, one stream located off-site to the northeast requires a standard 150-foot buffer plus additional 15-foot building setback. This buffer extends into the subject property and includes a small portion of the existing deck and gravel parking area associated with the existing residence. A copy of the Decision and Exhibits can be found here: <a href="https://spaces.hightail.com/space/aZDSILxIQO">https://spaces.hightail.com/space/aZDSILxIQO</a>

File Number: PSHP2017-00220

Date of Application: March 28, 2017

**Date of Completeness Determination:** April 4, 2017

**Date of Notice of Application:** April 17, 2017

Applicant: Bob Irish, 13430 423<sup>rd</sup> Avenue SE, North Bend, WA 98045, P: (425) 221-2607, E: bob@robertirishdwellings.com



**Project Location:** The proposed development is located at 500 East Lake Sammamish Parkway NE, Sammamish, Washington within Section 32, Township 25 North, Range 6 East, W.M.

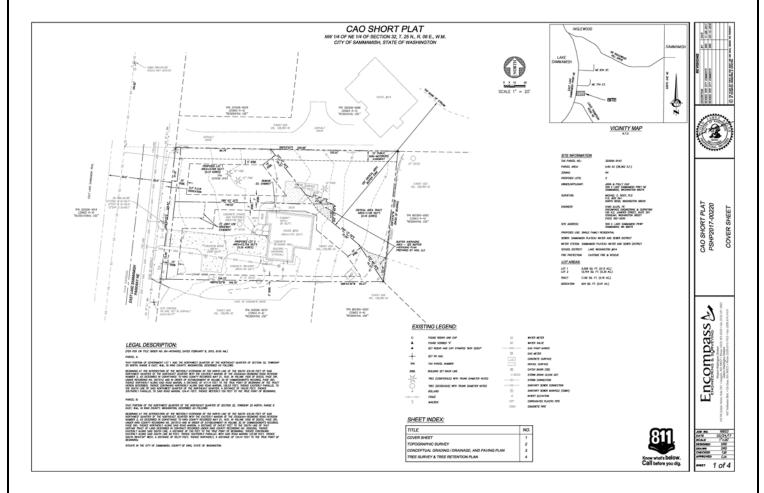
**SEPA Review:** Based on the submitted application and available information, the proposed action is exempt from environmental review as specified in SMC 20.15.040(1)(a)(i), WAC 197-11-800(1), and WAC 197-11-800(6)(d).

**Staff Project Planner Assigned:** Tracy Cui, AICP, Associate Planner P: (425) 295-0523, E: <u>tcui@sammamish.us</u>. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

**Appeal Period:** This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080. The appeal period for this decision shall run from May 3, 2018 to May 24, 2018 at 5 PM.

Inquiries regarding the application, 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.

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.



## SITE PLAN

PSHP2017-00220 - Cao 2-Lot Short Subdivision

## Notice of Decision

Page 2 of 2