



801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: (253) 295-0600, Fax: (253) 295-0600 - Web: www.sammamish.us

Department of Community Development

NOTICE OF DECISION and PRELIMINARY APPROVAL

Yang 4-Lot Short Subdivision Case Number: PSHP2016-00268

Date of Notice: March 27, 2017

Appeal Period Ends April 17, 2017 at 5 PM

Project Description: The applicant is proposing to subdivide 1.10 acres into four single-family residential lots. All existing improvements located on proposed lots 1, 2, and 4 will be demolished or removed during plat construction. The existing house on proposed Lot 3 will remain. No known critical areas are located on the subject property.

On August 26, 2016, an application was submitted by Raymond Yang and deemed complete on September 13, 2016. On September 23, 2016, the City issued a Notice of Application by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

This Notice of Decision was issued on **March 27, 2017** and public notice has been provided via: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been given **Preliminary Approval**.

File Number: PSHP2016-00268

Date of Application: 8/26/2016

Date of Completeness Determination: 9/13/2016

Date of Notice of Application: 9/23/2016

Public Comment Period: 9/23/2016 -10/14/2016

Applicant: Raymond Yang, 2118 246th Avenue SE, Sammamish, WA 98075

Engineer: D.R. Strong, c/o Maher Joudi, P.E. Principal, 620 7th Avenue, Kirkland, WA 98033P: (425) 827-3063, E: maher.joudi@drstrong.com

Project Location: The proposed action is located at 2118 246th Avenue SE, Sammamish, WA 98075, within the SW 1/4, of Section 2, Township 24 North, Range 6 East, W.M. The property is further identified as King County Assessor Tax Parcel Number 0224069194.

SEPA Determination: Project level State Environmental Policy Act, SEPA analysis has been completed for this project and the SEPA Official found the project to be exempt pursuant to WAC 197-11-800(6)(d).

Other Permits: Site Development, Final Short Plat, future Building Permits

Existing Environmental Documents: Critical Areas Affidavit; Wetland Assessment letter dated September 11, 2016, Arborist Report dated, June 8, 2016; SEPA Checklist; Preliminary Technical Information Report, dated December 13, 2016.

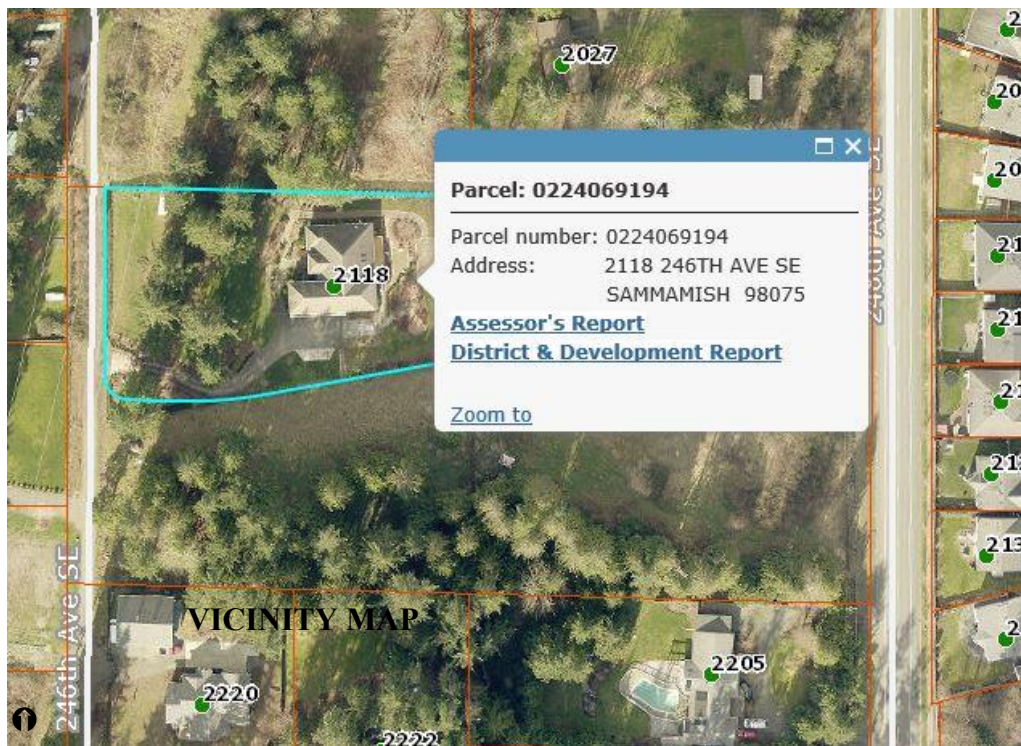
Staff Project Planner Assigned: Emily Arteche, AICP, Senior Planner P: (425)295-0522, E: earteche@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

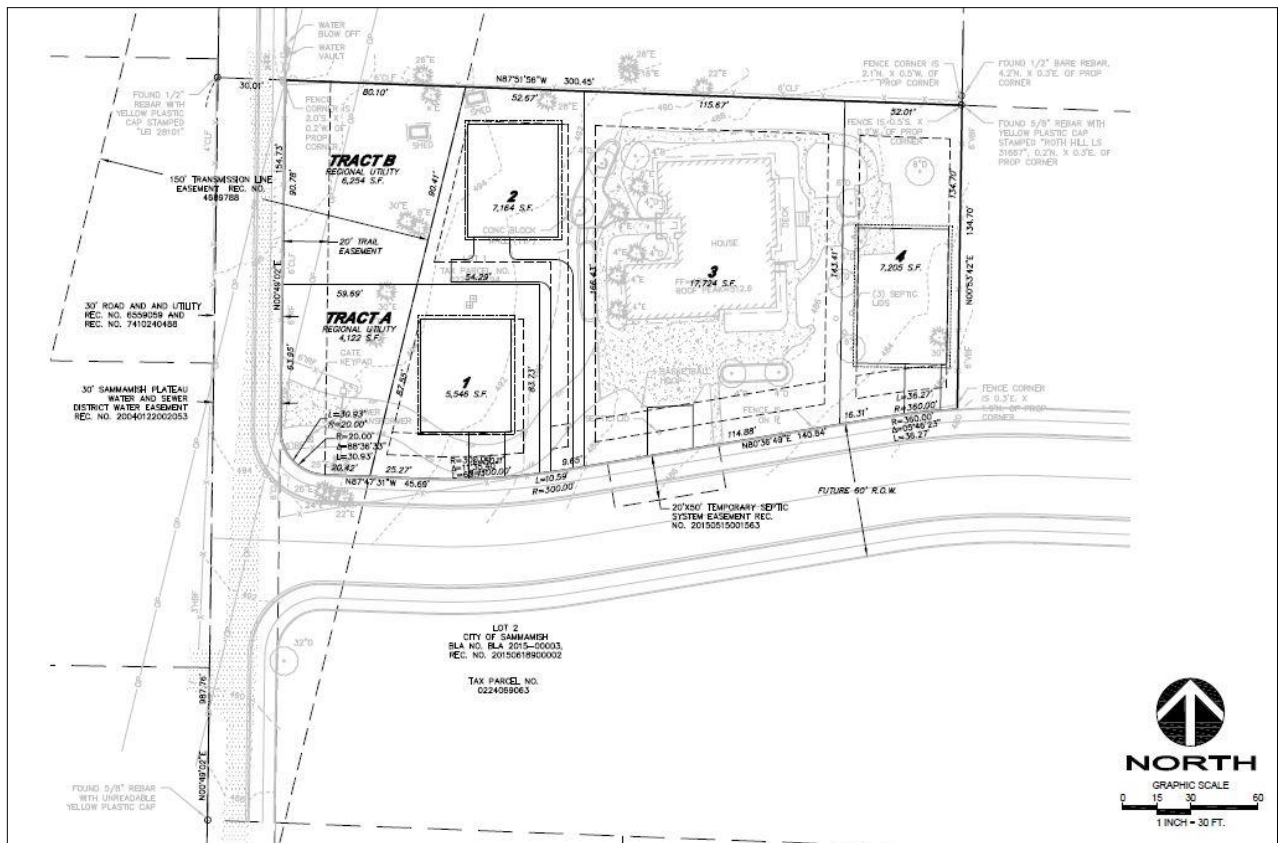
Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available

upon request at (425) 295-0500. Appeals for this decision must be received at the address above by: April 17, 2017 at 5:00 PM per SMC 20.15.130. Please direct comments to the Staff Project Planner Assigned.

Inquiries regarding the application, revised 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