



## **Department of Community Development**

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.sammamish.us](http://www.sammamish.us)

# **Notice of Short Plat Decision Baker 8-lot Short Plat (PSHP2014-00130)**

**Project Description:** The applicant proposes to subdivide approximately 3.06 acres consisting of 2 underlying parcels into 8 single family residential lots, private access tract, joint use driveway, on-site recreation tract, storm water facilities, and utilities. Frontage improvements to SE 24th Street will be provided. The site contains a Category III wetland and buffer, totaling 1.01 acres and a portion of Pine Lake Creek buffer, totaling 0.03 acres. All existing structures on the property are to be removed by the applicant. The properties are zoned R-4.

The short plat was applied on June 19<sup>th</sup>, 2014; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on July 8<sup>th</sup>, 2014.

This Notice of Decision is issued on **June 26<sup>TH</sup>, 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 given Preliminary Short Plat Approval.

**Applicant:** Westcott Homes, LLC, Kerek Edwards

**Public Comment Period:** June 26<sup>TH</sup>, 2015 through July 17<sup>th</sup>, 2015

**Project Location:** 20916 SE 24TH ST

**Tax Parcel Number(s):** 0524069045, 0524069095

**Existing Environmental Documents:** Preliminary Geotechnical Report by Terra Associates, Inc. received 6/19/14; Critical Area Affidavit signed by Kerek Edwards received 6/19/14; Wetland Determination prepared by C. Gary Schulz received 6/19/14; Preliminary Technical Information Report by Blueline Land Development Consulting received 6/19/14; Preliminary Plat plan by Blueline Land Development Consulting received 6/19/14, revised 1/20/15, revised 5/27/2015; Site Distance Evaluation prepared by Blueline received 7/3/2014.

**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:** June 26<sup>th</sup>, 2015 through July 17<sup>th</sup>, 2015

**Staff Member Assigned:**

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*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 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.*