



## **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)

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# **Notice of Decision**

## **Trossachs 18 Short Plat (PSHP2014-00228)**

### **October 9<sup>th</sup>, 2015**

**Project Description:** The applicant proposes to subdivide approximately 1.37 acres (59,836 sq. ft.) into 4 single family residential lots with a new private access tract, critical areas tract, open space tract, and utility extensions. The property is zoned R-4 Single Family Residential.

The short plat was applied for on October 10<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 October 10<sup>th</sup>, 2014.

***This Notice of Decision is issued on October 9<sup>th</sup>, 2015*** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site and parties of record, posted on the subject site, and by placing a legal notice in the local newspaper. The application has been granted Preliminary Short Plat Approval in accordance with Sammamish Municipal Code (SMC) Title 19A, Chapters 19A.04, 19A.082, and 19A.12.

**Applicant:** Pacific Investments, Todd Levitt

**Project Location:** 265TH Avenue SE and Belvedere Way in Sammamish, Washington

**Tax Parcel Number(s):** #8691340210

**Existing Environmental Documents:** Preliminary Geotechnical Report by Terra Associates dated 8/12/14; Preliminary Technical Information Report by Core Engineering received 10/10/14, and revised 4/13/15; Preliminary Short Plat plans by Core Engineering received 10/10/14, revised 4/13/15; Wetland & Wildlife Evaluation Report by Raedke Associates dated 7/10/14; Arborist Report by Greenforest Inc, dated 8/15/14.

**Other Permits to include:** Site development permit, final short plat, and building permits.

**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:** October 9<sup>th</sup>, 2015 through October 30<sup>th</sup>, 2015

**Staff Member Assigned:** Chris Hankins, Code Compliance Officer  
(425) 295-0547  
[chankins@sammamish.us](mailto:chankins@sammamish.us)

*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 4:00 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.*