



## ***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 Symphony Ridge III 2-lot Short Subdivision PSHP2014-00270**

**Project Description:** Proposed Short Subdivision of an existing 18,479 (0.42) acre parcel into two single-family residential lots and associated grading, utilities, and street frontage improvements such as curb, gutter, sidewalk, and planter strips. Access to the new lots will be from SE 46TH Place which serves the recently developed Symphony Ridge Subdivision.

The short plat was applied for on December 18, 2014; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on December 31st, 2014.

This Notice of Decision is issued on **July 9<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:** UCP Incorporated, Brenda Fodge

**Project Location:** 4605 Issaquah Pine Lake Rd

**Tax Parcel Number(s):** #1524069023

**Existing Environmental Documents:** Geotechnical Feasibility Report by Golder Associates, Inc. dated August 6<sup>th</sup>, 2014; Critical Area Affidavit signed by Brenda Forge, received December 18<sup>th</sup> 2014; Preliminary Technical Information Report by KPFF Consulting Engineers, received December 18<sup>th</sup>, 2014; Arborist Report by AFM; dated November 6<sup>th</sup>, 2014.

**Other Permits to include:** Future Site Development Permits, Final Short Plat, and future 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:** July 9<sup>th</sup>, 2015 through July 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 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.*