



**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

## 2-lot Short Plat

Richards - PSHP2014-00280

**Project Description:** The applicant is proposing to short plat a vacant 2.3 acre parcel into 2 lots for single-family residential development. Two new homes are proposed on the subject property, which is zoned R-1. There are no critical areas present on the property.

The applicant (Halcyon Development, LLC) applied for the above project on **December 30, 2014**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on January 15, 2015. On January 22, 2015, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from January 22, 2015 through February 12, 2015. This Notice of Decision was issued on **February 4, 2016** and public notice has been provided via: mailed notice to property owners within 500 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**.

**Applicant:** Halcyon Development, LLC  
**Public Comment Period:** January 22, 2015 through February 12, 2015  
**Project Location:** 2700 204<sup>th</sup> Avenue SE, Sammamish, WA  
**Tax Parcel Number:** 0824069026

**Existing Environmental Documents:** Critical Areas Affidavit; Wetland Determination by The Watershed Company; Preliminary Technical Information Report by Eastside Consultants revised 10/20/15; Infiltration Evaluation by Earth Solutions revised 9/22/15; Geotechnical Engineering Study by Earth Solutions NW; Conceptual Development Plans by Eastside Consultants rec'd 10/22/15

**Other Permits Included:** Site Development, Final Plat, future Building Permits

**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).

**Public Hearing:** A Public Hearing is not required for this project.

**Appeal Period:** **February 4, 2016 through February 25, 2016**

**Staff Member Assigned:**

Mona Davis, Senior Planner  
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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.*