



**NOTICE OF DECISION  
TSENG PRELIMINARY SHORT SUBDIVISION  
FILE NO.: PSHP2022-00947**

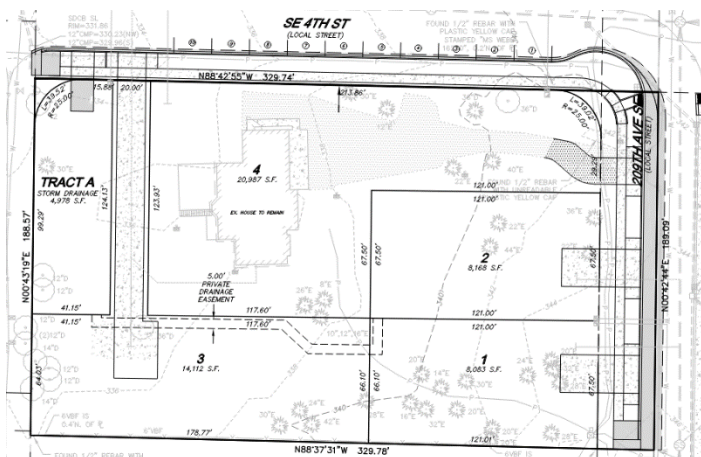
**DATE OF NOTICE:** August 24, 2023

**APPEAL PERIOD:** August 24, 2023, to September 14, 2023, at 5:00 p.m.

**NOTICE IS HEREBY GIVEN** that on August 24, 2023, **APPROVAL** was granted by the Department of Community Development for the Tseng Preliminary Short Subdivision. 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 publication of a legal notice in the local newspaper.

**PROJECT DESCRIPTION:** The proposal is to subdivide the existing 1.42-acre, R-4 zoned parcel into four (4) single-family residential lots and one (1) tract. The existing residential structure will be retained on Lot 4. Tract A will be used as a stormwater drainage tract. Three (3) lots propose access from 209th Ave SE and one (1) lot and Tract A propose access from SE 4th ST.

**Online documents:** A copy of the Decision, plan sets, exhibits, and other supporting documentation, except for this notice, can be accessed through the following link: <https://spaces.hightail.com/space/fba7MPW9Ca>



**Project Location:** 409 209TH AVE SE, Sammamish, WA 98074

**Parcel No.:** 332506-9236

**Applicant:** Ling-Chung Tseng, 409 209<sup>th</sup> Ave SE, Sammamish, WA 98074, P: (206)822-8456 E: [sunnyoak001@gmail.com](mailto:sunnyoak001@gmail.com)

**SEPA Threshold Determination:** SEPA Exempt, SMC 21.09.030.C.1.a.i Categorical Exemptions, in that the project would result in less than 20 new residential dwelling units.

**Environmental Documents:** Arborist Report, Critical Areas Report, Critical Areas Affidavit, Geotechnical Report, Geotechnical Infiltration Evaluation, Preliminary Civil Plan Set, Survey – Boundary and Topographic, SEPA Checklist, and Preliminary Technical Information Report.

**Date of Application:** December 13, 2022

**Date of Completeness:** January 6, 2023

**Date of Notice of Application:** January 19, 2023

**Staff Project Planner:** Savannah Hutchins, Associate Planner P: (206)305-6651, E: [SHutchins@Sammamish.us](mailto:SHutchins@Sammamish.us), Address: City of Sammamish City Hall, 801 228<sup>th</sup> Avenue SE, Sammamish, WA 98075.

**Appeal Period:** August 24, 2023, to September 14, 2023, at 5:00pm. This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Unified Development Code (SMC) 21.09.020.H. Appeals must be submitted in writing with the appropriate filing fee (\$549.00) and received by 5:00 p.m. 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.

*Inquiries regarding the application, comment period, 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. Note: Mediation of disputes is available pursuant to SMC 21.09.040. 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.*