



**NOTICE OF DECISION
MACDONALD PRELIMINARY SHORT SUBDIVISION
PSHP2017-00467**

**Date of Notice: May 31, 2018
Appeal Period Ends June 21, 2018 at 5 PM**

NOTICE IS HEREBY GIVEN that on May 31, 2018, the City of Sammamish Department of Community Development issued a decision for the MacDonal 3-Lot Short Subdivision, PSHP2017-00467. 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 by placing a legal notice in the local newspaper. The application has been given **Preliminary Short Subdivision Approval**.

The proposal is to subdivide one (1) parcel totaling approximately 1.17 acres located in the R-4 zone into three (3) single family lots with an associated critical areas tract which contains Wetland D, a Category III Wetland, located on approximately the western third of the property within the proposed development. Proposed Lot 1 will retain the existing single family residence. Access to all lots will be from NE 27th Place. The applicant is requesting a deviation from Public Works to reduce the standard right-of-way section width from 60 feet to 50 feet. The project proposal requires preliminary short subdivision approval by the City of Sammamish. A copy of the Decision and Exhibits, except for this notice, can be accessed through the following link: <https://spaces.hightail.com/space/we7QzbSLof>.



File Number: PSHP2017-00467

Date of Application: June 8, 2017

Date of Completeness Determination: June 27, 2017

Date of Notice of Application: July 6, 2017

Applicant: Greg and Traci MacDonald, 24218 NE 27th Place, Sammamish, WA 98074, P: (425) 681-8931, E: gregm@ddgarchitects.com.

Applicant Agent: Holli Heavrin, P.E., Core Design Inc., 14711 NE 29th Place, Suite 101, Bellevue, WA 98007, P: (425) 885-7877, E: hjh@coredesigninc.com.

Project Location: The proposal is located at 24218 NE 27th Place, Sammamish, WA; Section 22, Township 25 North, Range 6 East, W.M.

State Environmental Policy Act (SEPA) Determination: The project was deemed to be SEPA Exempt pursuant to WAC 197-11-800(6)(a) and WAC 197-11-800(1)(b) Categorical Exemptions.

Existing Environmental Documents Available for Review: Preliminary Project Plans, Arborist Report, State Environmental Policy Act (SEPA) Project Checklist, Critical Areas Affidavit, Critical Area Study, Geotechnical Report, Preliminary Technical Information Report, and Traffic Impact Analysis.

Staff Project Planner Assigned: Ryan Harriman, AICP, Senior Planner P: (425) 295-0529, E: rharriman@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm 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. Appeals for this decision must be received at the address above by: June 21, 2018 at 5:00 PM per SMC 20.10.080. Please direct comments to the Staff Project Planner Assigned.

Inquiries regarding the application, revised 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.

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.

SITE PLAN

