



Notice of Decision for a Short Plat

Field Short Plat PLN2010-00001

Project Description: Subdivision of an approximate 1.87 acre parcel zoned Residential 4 (R-4) into four lots with existing single-family residence remaining on one lot.

The applicants (Rick and Marcia Field) received preliminary approval for a 4-lot short plat on 9/20/07 (PLN2006-00041) but have reapplied to reflect the modifications to their property with the East Lake Sammamish Pkwy improvements project. The new 4-lot short plat to replace the existing 4-lot short plat was applied for on January 7, 2010; following a review to confirm that a complete application had been received, the City issued a Letter of Completion on January 8, 2010. On January 27, 2010, the City issued a Notice of Application, which identified a public comment period from January 27, 2010 through February 17, 2010. This Notice of Decision was issued on **April 5, 2010** 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 short plat application has been **APPROVED WITH CONDITIONS**.

Applicant: Rick and Marcia Field
Public Appeal Period: **April 5, 2010 through April 26, 2010**
Project Location: 20315 NE 16th Street, Sammamish, WA 98074
Tax Parcel Number: 2925069006

Existing Environmental Documents: Critical Areas Affidavit dated 12/7/09; Wetland & Stream Investigation Report by Concept Engineering dated 12/5/06; SEPA Checklist dated 12/10/09; T.I.R. prepared by Concept Engineering, Inc. dated 12/15/09; Geotechnical Engineering Study prepared by Earth Consultants, Inc. dated 3/9/05 and supplemental letter dated 7/14/05; Conceptual Development Plans (preliminary short plat, grading & T.E.S.C. road and drainage plans) by Concept Engineering, Inc. dated 12/16/09.

Other Permits Included: Future Building, Clearing & Grading, Rights-of-Way permits
SEPA Review: Exempt per WAC 197-11-800(6)(a)
Public Hearing: A Public Hearing is not required for this project.

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.