



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

**NOTICE OF APPLICATION
OPTIONAL DNS PROCESS
PRELIMINARY SHORT PLAT
PSHP2024-00869 PSR3 SHORT PLAT**

Date of Complete Application: 11/13/2024
Date of Completeness Determination: 12/04/2024
Date of Notice: 12/18/2024

PROJECT DESCRIPTION: The applicant is proposing to subdivide the existing R-4 zoned parcel totaling 1.20-acres into 3 lots for single-family residential development. All existing onsite structures are proposed to be demolished. Improvements will be constructed across two adjacent properties where the easterly parcel has frontage on 228th Ave NE. An existing 30 ft easement will serve the future lots. A 45 ft cul-de-sac will be located entirely on the subject property to satisfy the turnaround requirements for private access, emergency and service vehicles. One wetland is identified on the property based on the available information.

Link to Online Application Documents: <https://spaces.hightail.com/space/Fwm7vOBAN8>

Project Location: 22702 NE 16TH ST Sammamish, WA 98074

Parcel: 282506-9058

Applicant: Prasad Thiruvedu

(P) (425)753-6567, (E) PRASADTH@GMAIL.COM

Applicant's Representative: Kimberly Busted

(P) (425) 885-7877, (E) permits@coredesigninc.com

Public Comment Period: 12/18/2024 – 1/8/2025 at 5 p.m.

Planning Project Manager: Sam Dunlap

(P) (206) 817-2905, (E) SDunlap@sammamish.us

During the public comment period, comments may be sent to the Planning Project Manager in writing or via email. 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 Sammamish City Hall during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.: City of Sammamish City Hall, Permit Center, 801 228th Avenue SE, Sammamish, Washington 98075.

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.

Existing Environmental Documents Available for Review: Critical Areas Study, Arborist Report, Geotechnical Report, SEPA Checklist, Criteria Compliance Narrative, Critical Area Affidavit, Plan Set, and Project Narrative.

State Environmental Policy Act (SEPA) Review: Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance (DNS) for this proposal and the Optional DNS process as specified in WAC 197-11-340 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.