



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
PRELIMINARY SHORT PLAT/ SEPA NOTIFICATION
PSHP2024-00923 - 2835 216TH 4 LOT SHORT PLAT**

Date of Complete Application: 12/13/2024

Date of Completeness Determination: 1/10/2025

Date of Notice: 1/24/2025

PROJECT DESCRIPTION: The applicant is proposing to subdivide the existing R-4 zoned parcel totaling 1.48-acres into 4 lots for single-family residential development. All existing onsite structures are proposed to be demolished. Improvements will be constructed along the property's 190 feet of frontage on 216th Avenue SE. Access to the future lots will be provided via a 26-foot-wide private access tract.

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

Project Location: 2835 216TH Ave SE Sammamish, WA 98075

Parcel: 092406-9110

Applicant: Yelena Chuvashova

(P) (425)269-9112, (E) Elenachu@MSN.com

Applicant's Representative: Ben Madeo

(P) (425) 269-9112, (E) permits@coredesigninc.com

Public Comment Period: 1/24/2025 – 2/14/2025 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 (download to device to view), Criteria Compliance Narrative, Critical Area Affidavit, Historical Resource Affidavit, 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.