



801 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: www.sammamish.us

NOTICE OF DECISION
Hennessy Preliminary Subdivision – PSUB2014-00236
15-lot Subdivision

Project File Number:	PSUB2014-00236
Permit Classification:	Type 3
Applicant:	PNW Holdings, LLC
Date of Application:	10/24/14
Date of Notice of Completeness:	11/4/14
Date of Notice of Application:	11/17/14
Public Comment Period:	11/17/14 through 12/8/14
Project Description:	The applicant proposes to subdivide approximately 5.9 acres into 15 single family lots. The subject property is zoned R-4 (Residential-4 units per acre). Critical areas were identified on site.
Project Location/Tax Parcel #:	222 – 220th Ave SE & 121 – 222nd Pl SE, Sammamish Tax Parcels: 3325069036 & 3325069039
Other Permits Included:	Clearing & Grading permits, right-of-way use permits, final plat and future building permits.
Existing Environmental Documents:	Preliminary plat by DR Strong received 1/13/16; SEPA checklist dated 8/17/15; Wetland Determination by Sewall Wetland Consulting dated 7/11/14; Arborist report by Greenforest Inc. dated 4/23/15; Traffic Impact Analysis by TraffEx dated 10/15/14; Technical Information Report by DR Strong dated 10/16/14; Geotechnical Engineering Report by Earth Solutions dated 10/24/14.
SEPA Determination:	Determination of Non-Significance
SEPA Appeal Period:	10/6/15 through 10/27/15
Recommended Decision:	Approve with Conditions
Date of Public Hearing:	2/10/16
Decision by Hearing Examiner: Date of Decision	Approve subject to conditions February 16, 2016
Staff Member Assigned:	Mona Davis, Senior Planner

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 City of Sammamish City Hall, 801 228th Ave SE, (phone: 425-295-0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.