



# Notice of Public Hearing for a Subdivision

Hennessy - PSUB2014-00236

**Project Description:** The applicant is proposing to subdivide 5.9 acres of land to create a total of 15 single family residential lots. The site of the proposed subdivision is currently comprised of two parcels located east of 218<sup>th</sup> Avenue SE, at the nearest intersection of 220<sup>th</sup> Avenue SE and SE 4<sup>th</sup> Street. All existing homes and structures are proposed to be removed as part of the development. The property is zoned R-4. Critical areas exist on site.

The applicant (PNW Holdings, LLC) applied for the above project on **October 24, 2014**; following a review to confirm that a complete application had been received, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **November 17, 2014** through **December 8, 2014**. This Notice of Public Hearing was issued on **January 27, 2016** 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 City has recommended that the project be **Preliminarily Approved**.

**Applicant:** PNW Holdings, LLC  
**Public Comment Period:** November 17, 2014 through December 8, 2014  
**Project Location:** 222 220<sup>th</sup> Avenue SE & 121 222<sup>nd</sup> Place SE, Sammamish, WA  
**Tax Parcel Number:** 3325069036 & 3325069039

**Existing Environmental Documents:** Preliminary Plat by DR Strong received 01/13/16; SEPA checklist revised 8/17/15; Wetland Determination by Sewall Wetland Consulting dated 7/11/14; Arborist report by Greenforest Incorporated dated 4/23/15; Traffic Impact Analysis by TraffEx dated 10/15/14; Geotechnical Engineering Report by Earth Solutions dated 10/24/14; Technical Information Report by DR Strong dated 10/16/14.

**Other Permits Included:** Site development permit, final plat, and building permits for single-family homes.

**SEPA Review:** The City of Sammamish issued a Determination of Non-Significance (DNS) for this project on October 6, 2015.

**A Public Hearing will be held:**

**Date of Hearing:** February 10, 2016  
**Time of Hearing:** 1:00 pm  
**Location of Hearing:** 801 - 228th Ave SE, Sammamish (Council Chambers)

**Staff Member Assigned:**

Mona Davis, Senior Planner  
(425) 295-0529  
[mdavis@sammamish.us](mailto:mdavis@sammamish.us)

*Inquiries regarding the application, SEPA determination process, comment period, public hearing, 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 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.*

*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.*