



## Department of Community Development

801 – 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: [www.sammamish.us](http://www.sammamish.us)

### NOTICE OF APPLICATION / SEPA HENNESSY SUBDIVISION - PSUB2014-00236

**Project Description:** The applicant is proposing to subdivide two existing parcels zoned R-4 (comprising of approximately 6 acres) into 15 single-family residential lots. The existing two homes are being demolished as part of the proposed development. The development has critical areas identified on the subject site. The applicant has requested an exception to the emergency tree regulations to retain less than 35% (proposing 29.6%) of significant trees within the development area. Main access is proposed off SE 4th Street and 220th Avenue SE.

On October 24, 2014 an application was submitted by PNW HOLDINGS, LLC and deemed complete on November 04, 2014. On November 17, 2014, the City issued this Notice of Application/SEPA by the following means: 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.

**Public Comment Period:** 11/17/2014 through 12/08/2014

**Project Location:**

**Tax Parcel:**

3325069036 & 3325069039

**Address:**

222 – 220<sup>TH</sup> AVE SE & 121 - 222ND PL SE

**Applicant:** PNW HOLDINGS, LLC

**Existing Environmental Documents:** Critical Area Affidavit; SEPA Checklist; Critical Area Report by Sewall Wetland Consulting dated 7/11/14 with city letter dated 8/8/14 (CAR2014-00812); Arborist report by Greenforest; Request for Exception from Emergency Tree Ordinance regulations by DR Strong; Traffic Impact Analysis by TraffEx dated 10/15/14; TIR by DR Strong dated 10/16/14; Geotechnical Study by Earth Solutions dated 10/24/14; Site plan by DR Strong date stamp rec'd 10/24/14.

**Other Permits:** Site Development, Final Plat, Building Permits

**SEPA Review:** Based on the submitted application, and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197-11-355 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.

**Staff Member Assigned:** Mona Davis  
425.295.0529  
mdavis@sammamish.us

*A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner. Interested persons are invited to submit written comments on the application by no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. 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.*