



## 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 BAIN SUBDIVISION - PSUB2014-00090

**Project Description:**

The applicant proposes to subdivide 3.84 acres including three tax parcels into 13 single family lots. Three tax parcels contain 2 single family homes and a daycare.

On May 05, 2014 an application was submitted by PNW HOLDINGS, LLC and deemed complete on May 12, 2014. On May 16, 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:** 05/16/2014 through 06/06/2014

**Project Location:****Tax Parcel:**

6795100681

6795100702

6795100680

**Address:**

22611 SE 29TH ST

2924 224TH PL SE

22629 SE 29TH ST

**Applicant:** PNW HOLDINGS, LLC

**Existing Environmental Documents:**

Critical Area Affidavit received May 5, 2014; Technical Information Report by DR Strong received May 5, 2014; Geotechnical Engineering Study by Earth Solutions NW received May 5, 2014; Critical Areas Report by Sewall Wetland Consulting received May 5, 2014; Tree Inspection Report by Greenforest Incorporated received May 5, 2014; Groundwater Mounding Analysis by Earth Solutions NW received May 5 2014; Traffic Impact Analysis by TraffEx received May 5, 2014; Preliminary Plat Plans by DR Strong received May 5, 2014; SEPA Checklist received on May 5, 2014

**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:** Rob Garwood

425.295.0500

[rgarwood@sammamish.us](mailto:rgarwood@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.*