



## ***Department of Community Development***

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.sammamish.us](http://www.sammamish.us)

# **Notice of Threshold Determination and Short Plat Decision**

## **Stewart-Porter 8-lot Short Plat - PSHP2014-00018**

**Project Description:** The applicant is proposing to subdivide two parcels consisting of 2.35 acres zoned R-4 into eight lots for single-family residential development. The subject site is currently developed with two single-family homes, which are proposed to be demolished as part of the development. There are no critical areas present on the property.

The applicant (PNW Holdings, LLC) applied for the above project on January 22, 2014; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on January 22, 2014. On January 28, 2014, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from January 28, 2014 through February 18, 2014. A DNS was issued on June 16, 2014. This Notice of Decision was issued on **June 16, 2014** 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 application has been given **Preliminary Approval**.

**Applicant:** PNW Holdings, LLC  
**Public Comment Period:** January 28, 2014 through February 18, 2014  
**Project Location:** 21310 and 21316 SE 20<sup>th</sup> Street, Sammamish, WA  
**Tax Parcel Numbers:** 0424069176 and 0424069177

**Existing Environmental Documents:** Critical Areas Affidavit; SEPA checklist dated 1/17/14; Critical Area Study by Sewell Wetland Consulting dated 12/19/13; Preliminary Technical Information Report by DR Strong dated 1/17/14; Geotechnical Report by Earth Solutions NW dated 12/9/13; Conceptual Development Plans by DR Strong dated 4/18/14

**Other Permits:** Site Development, Final Plat, future Building Permits  
**SEPA Review:** The City of Sammamish issued a SEPA Determination for this project on June 16, 2014  
**Public Hearing:** A Public Hearing is not required for this project  
**Appeal Period:** **June 16, 2014 through July 7, 2014**

**Staff Member Assigned:**

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

*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 Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 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.*