



Department of Community Development

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

NOTICE OF APPLICATION / SEPA PENNY LANE - PSUB2014-00225

Project Description:

The applicant proposes to subdivide approximately 4.7 acres into 11 single family residential lots. The existing 2 homes on site are proposed to be removed. Critical areas are identified on site.

On October 03, 2014 an application was submitted by PNW HOLDINGS, LLC and deemed complete on October 03, 2014. On October 20, 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: 10/20/2014 through 11/10/2014

Project Location:**Tax Parcel:**

0324069067

0324069060

Address:

24252 SE 24TH ST

Applicant: PNW HOLDINGS, LLC

Existing Environmental Documents: Critical Area Affidavit; SEPA Checklist, Critical Area Study by Sewall Wetland Consulting dated 9/23/14; Arborist Report by Greenforest dated 9/4/14; Technical Information Report by DR Strong dated 9/30/14; Geotechnical Engineering Study by Earth Solutions NW dated 8/12/14; Geotechnical Addendum by Earth Solutions dated 9/2/14; Traffic Analysis and Recommendation of Site Access Street Alignment by TraffEx dated 7/15/14; Traffic Memo - Sight Distance Evaluation by TraffEx dated 9/10/14; Site plans by DR Strong date stamp rec'd 10/3/14

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
425.295.0500
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.