



*Department of Community*

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

# Notice of Application for a Subdivision and SEPA Review

## Pine Ridge II Subdivision (25 Lots) - PSUB2014-00152

**Project Description:** 25 lot Subdivision

The applicant Windward Real Estate Services Inc applied for the above project on July 15, 2014; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on July 21, 2014. On July 30, 2014, the City issued this Notice of Application 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.

**Applicant:** Windward Real Estate Services, Inc., 335 Park Place Ste. #119, Kirkland, WA 98033

**Public Comment Period:** July 30, 2014 through August 20, 2014

**Project Location:** 4545 Issaquah Pine Lake Road, Sammamish, WA. 98075

**Tax Parcel Number:** 154206-9009

**Existing Environmental Documents:** SEPA Checklist 07.15.14 TIA by TENW 07.03.14, TIR by PACE 07.15.14; Arborist Report by AFM 07.11.14; Geotechnical Report by E3RA, 04.14.14;

**Other Permits Included:** Site development permit, building permits after Preliminary plat approval.

**SEPA Review:** The City anticipates issuing a DNS for this proposal and using the optional DNS process.

**Staff Member Assigned:** Rob Garwood, Senior Planner  
(425) 295-0524  
[rgarwood@ci.sammamish.wa.us](mailto:rgarwood@ci.sammamish.wa.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.*