



Notice of Public Hearing for a Subdivision

Plateau Landing - PLN2011-00041

Project Description: The applicant is proposing to subdivide 14.34 acres of land to create a total of 35 new single family lots. The site of the proposed subdivision is currently comprised of three properties located on the west side of 234th Avenue SE on property zoned R-4. The site is constrained by wetlands on the southwest and the northeast.

The applicant (PNW Holdings, LLC) applied for the above project on **October 18, 2011**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on October 28, 2011. On November 09, 2011, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **November 09, 2011** through **November 30, 2011**. This Notice of Public Hearing was issued on **September 26, 2012** 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 City has recommended that the project be **Preliminarily Approved**.

Applicant: PNW Holdings, LLC
Public Comment Period: November 09, 2011 through November 30, 2011
Project Location: 601 234th Ave SE, Sammamish, WA. 98074
Tax Parcel Number: 3425069076, 3425069075, and 3425069060

Existing Environmental Documents: Preliminary Plat map by DR Strong, received 10/18/11, update received 4/11/12; SEPA checklist, dated 10/15/11; Critical Areas Report by Sewall Wetland Consulting, received 10/18/11, update received 4/11/12; Tree Retention Report by Greenforest Incorporated, received 10/18/11, update received 4/11/12; Geotechnical Engineering Study by Earth Solutions NW, received 10/18/11; Traffic Impact Analysis by JTE, received 10/18/11; Technical Information Report by DR Strong, received 10/18/11

Other Permits Included: Street variation request, future site development permit

SEPA Review: The City of Sammamish issued a Determination of Non Significance for this project on August 15, 2012

A Public Hearing will be held at:

Date of Hearing: October 11, 2012
Time of Hearing: 9:00 am
Location of Hearing: 801 - 228th Ave SE (Council Chambers)

Staff Member Assigned: Evan Maxim, Senior Planner
(425) 295-0523
emaxim@ci.sammamish.wa.us

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.