



# Notice of Application for a Subdivision / SEPA Notification

## Stirling Manor Preliminary Plat - PLN2011-00040

**Project Description:** The applicant is proposing to subdivide two properties into a total of 16 lots. The properties are located on the NE and SE corners of NE 22nd Street and 236th Avenue NE; the new lots will be located on the property north of NE 22nd Street. No environmentally critical areas are known to be present on the northern site; off-site wetlands constrain the southern site.

The applicant (Mike Miller) applied for the above project on October 07, 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 26, 2011. On November 09, 2011, the City issued this Notice of Application / SEPA Notification 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:** Mike Miller

**Public Comment Period:** November 09, 2011 through November 30, 2011

**Project Location:** NE 22ND ST, Sammamish, WA.

**Tax Parcel Number:** 2725069076 & 2725069071

**Existing Environmental Documents:** Preliminary Plat map set by Core Design, received 10/07/11; SEPA Checklist, received dated 9/27/11; Wetland Reconnaissance by Raedke Associates, received 10/7/11; Preliminary Geotechnical Report by Terra Associates, received 10/7/11; Traffic Impact Analysis by Transportation Engineering NW, received 10/7/11; Level 1 Drainage Analysis by Core Design, received 10/7/11

**Other Permits Included:** SEPA Determination, future site development permits

**SEPA Review:** Based on the submitted application, and available information, the City anticipates issuing a DNS or a MDNS 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:** Evan Maxim, Senior Planner  
(425) 295-0523  
[emaxim@ci.sammamish.wa.us](mailto:emaxim@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.*