



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

Notice of Public Hearing for a Subdivision

Penny Lane - PSUB2014-00225

Project Description: The applicant is proposing to subdivide 4.76 acres of land to create a total of 11 single family residential lots. The site of the proposed subdivision is currently comprised of two parcels located west of 244th Avenue SE, at the intersection of SE 24th Street. All existing homes and structures are proposed to be removed as part of the development. The property is zoned R-4. Critical areas exist on site.

The applicant (PNW Holdings, LLC) applied for the above project on **October 3, 2014**; following a review to confirm that a complete application had been received, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **October 20, 2014** through **November 10, 2014**. This Notice of Public Hearing was issued on **August 27, 2015** 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: October 20, 2014 through November 10, 2014
Project Location: 24252 SE 24th Street, Sammamish, WA
Tax Parcel Number: 0324069060 & 0324069067

Existing Environmental Documents: Preliminary Plat by DR Strong received 03/25/15; SEPA checklist revised 7/30/15; Critical Area Study by Sewall Wetland Consulting dated 9/23/14; Arborist report by Greenforest Incorporated dated 3/16/15; Traffic Impact Analysis by Northwest Traffic Experts dated 12/10/14; Geotechnical Addendum by Earth Solutions dated 3/17/15; Technical Information Report by DR Strong dated 3/25/15.

Other Permits Included: Site development permit, final plat, and building permits for single-family homes.

SEPA Review: The City of Sammamish issued a Determination of Non-Significance (DNS) for this project on August 4, 2015.

A Public Hearing will be held:

Date of Hearing: September 11, 2015
Time of Hearing: 1:00 pm
Location of Hearing: 801 - 228th Ave SE, Sammamish (Council Chambers)

Staff Member Assigned:

Mona Davis, Senior Planner
(425) 295-0529
mdavis@sammamish.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.