



Notice of Decision for a Subdivision

Kampp Preliminary Plat – PSUB2013-00043

Project Description: The plattor is proposing to subdivide approximately 30.06 acres of property located at approximately the intersection of 228th Avenue SE and SE 20th Place into 121 lots. The property is located to the east of 228th Avenue SE. Two parcels are involved in the project, including tax parcels 0324069011 and 0324069078. Portions of the site are constrained by wetland areas. The proposed plat will include an emergency road connection to the east to SE 16th Place, and will provide for a future road connection to the north, near the east side of the subdivision.

The applicant (PNW Holdings, LLC) applied for the above project on **March 13, 2013**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on April 29, 2013. On November 12, 2013, the City issued a revised Notice of Application / SEPA Notification, which identified a public comment period from **November 12, 2013** through **December 3, 2013**. A Notice of Public Hearing was issued on May 13, 2014 and public notice was 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 Hearing Examiner issued a decision on June 3, 2014. This Notice of Decision was issued on **June 6, 2014** 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 application has been **Preliminarily Approved**.

Applicant: PNW Home Builder North, LLC
Public Comment Period: November 12, 2013 through December 3, 2013
Project Location: 1800 Block of 228th Avenue SE, Sammamish, WA.
Tax Parcel Number: 0324069011 and 0324069078
Existing Environmental Documents: Development Plan set by Core Design, received 1/16/2014; Geotechnical Engineering Study by Earth Solutions NW, received 8/6/2013; Preliminary TIR by Core Design received 9/4/2013; Transportation Impact Study by TENW, dated 11/25/2013; SEPA Checklist, dated 3/13/2013; Critical Areas Report by Wetland Resources, Inc. dated 11/26/2013; Tree Assessment Report, by Urban Forestry Services, Inc, received 9/4/2013; Jurisdictional Determination by the Army Corps of Engineers, dated 12/17/2013

Other Permits Included: SEPA Determination, future site development permits

SEPA Review: The City of Sammamish issued a SEPA Determination for this project on January 17, 2014

Public Hearing: A Public Hearing was held at the following date, time, and location:

Date of Hearing: May 27, 2014
Time of Hearing: 9:00 am
Location of Hearing: 1510 – 228th Avenue SE (SPWSD offices)

Staff Member Assigned: Evan Maxim, Senior Planner
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A public hearing has been held for this application at the time, date, and location noted above. Inquiries regarding the decision, reconsideration process, application, SEPA determination process, comment period, public hearing, 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.