



Notice of Application for a Subdivision/SEPA Notification

BEL AIRE – PSUB2012-00001

Project Description: PNW Holdings, LLC is proposing to plat approximately 6.23 acres (currently comprising of two lots) into a 21-lot subdivision for single-family development. One existing house is to remain and one existing house is proposed to be removed as part of the development. There are no known critical areas on the subject properties.

The applicant (PNW Holdings, LLC) applied for the above project on December 19, 2012; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on December 24, 2012. On January 3, 2013, 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: PNW Holdings, LLC
Public Comment Period: January 3, 2013 through January 25, 2013
Project Location: 22516 SE 32nd St, Sammamish, WA
Tax Parcel Number: 6795100760 & 6795100780

Existing Environmental Documents: Critical Area Affidavit, SEPA Checklist, Critical Area Study by Sewall Wetland Consulting dated 12/12/12, Geotechnical Report by Earth Solutions NW dated 12/06/12, and Preliminary Technical Information Report by DR Strong dated 12/19/12.

Other Permits Included: Boundary Line Adjustment, rights-of-way permits, site development plan, future building permits

SEPA Review: Based on the submitted application, and available information, the City anticipates issuing a DNS 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: Mona Davis, Senior Planner
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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.