



**NOTICE OF PUBLIC HEARING, DETERMINATION OF NONSIGNIFICANCE,
AND STAFF REPORT RECOMMENDATION
PENNY LANE SOUTH SUBDIVISION - PSUB2015-00273**

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on November 14, 2016 at 10:00AM, or soon thereafter, regarding the preliminary approval of the Penny Lane South Subdivision, PSUB2015-00273. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).

Notice is further given that the City of Sammamish Community Development Department has issued the staff report in conjunction with a recommendation to the Hearing Examiner to approve the Penny Lane South Subdivision – PSUB2015-00273.

Project Description: The applicant is proposing to subdivide six parcels zoned R-4 (comprising of approximately 8.530 acres) into 28 single-family residential lots. All existing homes and associated structures are being demolished as part of the proposed development. The development has no known critical areas identified on the subject site. Main access is proposed off of 241st Avenue SE, 242nd Avenue SE, and SE 28th Street.

On November 5, 2015, an application was submitted by GGM Investors and deemed complete on November 17, 2015. On December 4, 2015, the City issued this Notice 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. The public comment period for this proposal was December 7, 2015 through December 28, 2015. This notice is being issued on October 3, 2016.

Applicant: GGM Investors, c/o Justin Lagers, Senior Director of Acquisitions & Development, 9675 SE 36th Street, Suite 105, Mercer Island, WA 98040.

Engineer: D.R. Strong Consulting Engineers Inc, c/o Maher A. Joudi, P.E., Principal, 620 7th Avenue, Kirkland, WA 98033.

Environmental Review: The proposed development was reviewed under the provisions of the State Environmental Policy Act (SEPA). The City of Sammamish issued a Determination of Non-Significance (DNS) for this project on October 3, 2016 under the optional SEPA review method.

Existing Environmental Documents: Critical Area Report - Penny Lane South, Dated July 30, 2016, Prepared by Sewall Wetland Consulting, Inc; Penny Lane South Arborist Report, dated April 28, 2016, Susan Prince Creative Landscape Solutions; Geotechnical Engineering Study, Penny Lane South, dated September 17, 2015, Earth Solutions NW, LLC.; SEPA Checklist; Revised Penny Lane South Plat Traffic Impact Analysis, dated May 4, 2016, Northwest Traffic

Experts; Technical Information Report for Penny Lane South, dated June 16, 2016, D.R. Strong Consulting Engineers, Inc.

Project Location: Within the NE ¼ of Section 10, Township 24 North, Range 6 East of the W.M. Addresses and parcel numbers: 24106 SE 28th Street - Parcel 1024069139, 24124 SE 28th Street - Parcel 1024069104, 2525 242nd Avenue SE - Parcel 1024069055, 2627 242nd Avenue SE - Parcel 1024069066, 2721 241st Avenue SE - Parcel 1024069180, and 2803 241st Avenue SE - Parcel 1024069038.

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

Staff Contact: Ryan Harriman, AICP, Senior Planner, Phone: (425) 295-0529, Email: rharriman@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.

Appeal Deadline: Per SMC 20.10.080 and 20.15.130, Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at 425.295.0500. Appeals must be received at the address above by: October 24, 2016 at 5:00PM per SMC 20.15.130.