



# Notice of Application for a Subdivision / SEPA Notification

## Kampp Subdivision – PSUB2013-00043

**Project Description:** The applicant is proposing to subdivide approximately 30.06 acres of property located at approximately the intersection of 228th Avenue SE and SE 20th Place into 120 lots. The property is located to the west of 228<sup>th</sup> 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 a road connection to the east to SE 16<sup>th</sup> Place, and will provide for a future road connection to the north, near the east side of the subdivision.

The applicant (PNW Home Builder North, 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 May 9, 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 Home Builder North, LLC  
**Public Comment Period:** May 9, 2013 through May 30, 2013  
**Project Location:** 1800 Block of 228<sup>th</sup> Avenue SE, Sammamish, WA.  
**Tax Parcel Number:** 0324069011 and 0324069078

**Existing Environmental Documents:** Development Plan set by Core Design, received 3/13/13; ROW Variation request, by Core Design, received 3/13/13; Geotechnical Engineering Study by Earth Solutions NW, received 3/13/13; Preliminary TIR by Core Design received 3/13/13; Transportation Impact Study by TENW, received 3/13/13; SEPA Checklist, received 3/13/13; Critical Areas Study, received 3/13/13

**Other Permits Included:** SEPA Determination, future construction 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  
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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.*