



Department of Community Development

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

Corrected Notice of Public Hearing for a Subdivision & Variation Appeal

Kampp Subdivision – PSUB2013-00043

Project Description: The plat 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 a 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. An appeal of a street variation for SE 16th Place will also be heard at the public hearing.

*Corrected Notice was provided to clarify that the project is to the **EAST** of 228th Avenue SE.*

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**. This Notice of Public Hearing was issued on **May 13, 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 City has recommended that the project be **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: Street variation request, future site development permit

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

A Public Hearing will be held at:

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
(425) 295-0523
emaxim@ci.sammamish.wa.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.