



801 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: www.sammamish.us

NOTICE OF DECISION
Penny Lane Preliminary Subdivision – PSUB2014-00225
11-lot Subdivision

Project File Number:	PSUB2014-00225
Permit Classification:	Type 3
Applicant:	PNW Holdings, LLC
Date of Application:	10/3/14
Date of Notice of Completeness:	10/13/14
Date of Notice of Application:	10/20/14
Public Comment Period:	10/20/14 through 11/10/14
Project Description:	The applicant proposes to subdivide approximately 4.76 acres into 11 single family lots. The subject property is zoned R-4 (Residential-4 units per acre). Critical areas were identified on site.
Project Location/Tax Parcel #:	24252 SE 24th Street, Sammamish Tax Parcels: 0324069060 & 0324069067
Other Permits Included:	Clearing & Grading permits, right-of-way use permits, final plat and future building permits.
Existing Environmental Documents:	Preliminary plat by DR Strong received 3/25/15; SEPA checklist dated 7/30/15; Critical Area Study by Sewall Wetland Consulting dated 9/23/14; Arborist report by Greenforest Inc. dated 3/16/15; Traffic Impact Analysis by Northwest Traffic Experts dated 12/10/14; Technical Information Report by DR Strong dated 3/25/15; Geotechnical Addendum by Earth Solutions dated 3/17/15.
SEPA Determination:	Determination of Non-Significance
SEPA Appeal Period:	8/4/15 through 8/25/15
Recommended Decision:	Approve with Conditions
Date of Public Hearing:	9/11/15 with Reconsideration 11/2/15
Decision by Hearing Examiner:	Approve subject to conditions
Date of Decision	November 9, 2015
Staff Member Assigned:	Mona Davis, Senior Planner

Inquiries regarding the application, comment period, 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 Ave SE, (phone: 425-295-0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.