



Department of Community Development

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

**NOTICE OF APPLICATION FOR SHORT SUBDIVISION OF PROPERTY
PIKE COMMONS PRELIMINARY SHORT SUBDIVISION
PSHP2016-00561**

Date of Notice: March 24, 2017

Public Comment Period: Ends April 14, 2017 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application on December 30, 2016 to subdivide two parcels (222843 and 22855 SE 21st Street) totaling approximately 2.12 acres into 8 single-family residential lots with a common area and detention vault tract. Local access to the new lots is proposed through SE 21st Street. The project proposal requires Preliminary Short Subdivision approval by the City of Sammamish.

In accordance with SMC 20.05.060, on March 24, 2017 the City issued this Notice of Application by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

File Number: PSHP2016-00561.

Date of Application: December 30, 2016.

Date of Completeness Determination: March 14, 2017.

Date of Notice of Application: March 24, 2017

Applicant: Pike Commons, LLC., 34018 SE Indian Plum Street, Snoqualmie, WA 98065, P: (425) 394-6967, E: meetvreddy@gmail.com

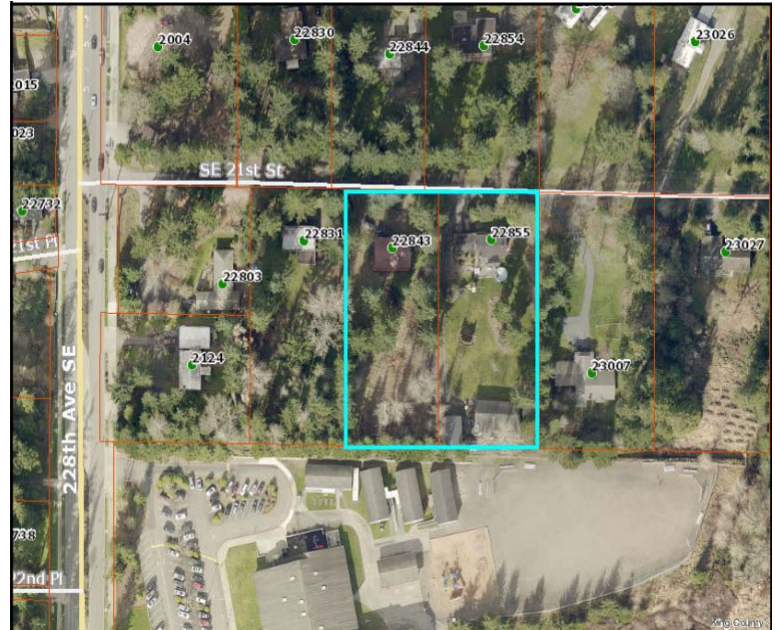
Applicant Agent: Dave Dougherty, 3011 Raven Crest, Bellingham, WA 98226, P: (425) 481-9687, E: dave.sds@q.com

Project Location: The proposed development is located at 22843 SE 21st Street and 22855 SE 21st Street in the City of Sammamish, Washington within SW Section 3, Township 24N, Range 6E.

Tax Parcel Number: 0324069054 and 0324069037

Existing Environmental Documents Available for Review: Preliminary Project Plans, State Environmental Policy Act (SEPA) Project Checklist, Tree Inventory, Critical Areas Affidavit, Geotechnical Report, Preliminary Technical Information Report, and Traffic Impact Analysis.

State Environmental Policy Act (SEPA) Review: A SEPA Threshold Determination of Non-Significance (DNS) is anticipated for this project using the SEPA Optional DNS Process established under WAC 197-11-355. This may be your



only opportunity to comment on the environmental impacts of this proposal. The 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. Upon completion of the SEPA review process, a Notice of Issuance of DNS will be distributed to parties of record.

Staff Project Planner Assigned: Sung H. Lee, Associate Planner P: 425-295-0526, E: slee@sammamish.us
Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

Public Comment Period: A 21-day public comment period applies to this project. Public comment on this proposed subdivision will be accepted from Mach 24, 2017 through April 14, 2017 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

Interested persons are invited to submit written comments pertaining to the application 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, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, 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.

SITE PLAN

SW ¼, SEC 03, TWP 24N, RGE 06E

