

**NOTICE OF APPLICATION
PRELIMINARY SUBDIVISION/ SEPA NOTIFICATION
FILE NO.: PSUB2025-00163 (RUBY 23 - LOT SUBDIVISION)**

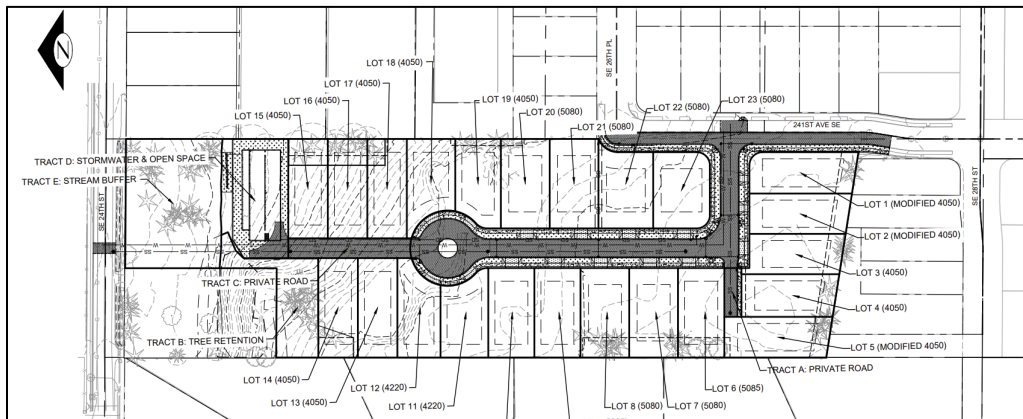
Date of Application: 03/18/2025

Date of Completeness Determination: 04/15/2025

Date of Notice: 04/29/2025

PROJECT DESCRIPTION: The applicant proposes to subdivide four (4) parcels totaling approximately 7.56 acres located in the R-4 zone into 23 single family lots. Three existing single homes are proposed to be removed. No wetlands or streams were identified within the project site; however, a 150-foot stream buffer extends onto the northern portion of the site.

Online Application Documents: <https://spaces.hightail.com/space/kZIKLqC517>



Project Location: 2707, 2609, & 2527 241ST AVE SE, Sammamish, WA 98075

(Parcel #'s: 102406-9169, 102406-9154, 102406-9177, and 102406-9001)

Applicant: Thomas Adams, (P) 425-822-8848, (E) thomas@terrenehomes.com

Public Comment Period: 04/29/2025 to 05/20/2025 at 5:00 p.m.

City Project Manager: Jasvir Singh, (P) 425-295-0506, (E) JSingh@sammamish.us

During the Public Comment Permit, comments may be sent to the City Project Manager, in writing or via email. 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 Sammamish City Hall during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.: City of Sammamish City Hall, Permit Center, 801 228th Avenue SE, Sammamish, Washington 98075.

Note: Mediation of disputes is available pursuant to SMC 21.09.040. 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.

Existing Environmental Documents Available for Review: Arborist Report, Geotechnical Report, SEPA Checklist, Critical Areas Report, and a Preliminary Technical Information Report.

State Environmental Policy Act (SEPA) Review: Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance (DNS) 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.