



**NOTICE OF APPLICATION / SEPA NOTIFICATION**  
**Big Rock Vista Subdivision - PSUB2016-00031**

**Project Description:**

The applicant proposes to subdivide approximately 9.3 acres into 23 single family residential lots. The site is located at 1223 Lancaster Way SE (and adjacent properties to the south), and is currently developed with several single family homes, outbuildings, forest and pasture. The north end of the site abuts the southern extension of Lancaster Way SE, and the south end of the site is adjacent to the northern extension of 223<sup>rd</sup> Avenue SE. The subject site is constrained by wetlands, streams, a class 3 critical aquifer recharge area (CARA) and associated buffers.

The applicant has also requested a street variation to: 1) reduce the minimum right-of-way width for a local minor road; 2) Increase to the maximum length of a cul-de-sac; and 3) develop on a substandard street.

On February 3, 2016 an application was submitted by Hilo Tech Partners, LLC (c/o Terry Defoor) and deemed complete on March 2, 2016, with a vesting date of February 3, 2016. On March 16, 2016, 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.

**Public Comment Period:** March 16, 2016 through April 5, 2016

**Project Location:**

**Tax Parcel:**

0424069166  
0424069167  
0424069165  
0424069168  
0424069170

**Address:**

1329 223<sup>rd</sup> Avenue SE  
1223 Lancaster Way SE  
No site address – Lancaster Way SE  
1589 223<sup>rd</sup> Avenue SE  
No site address – Lancaster Way SE

**Applicant:** Hilo Tech Partners, LLC (c/o Terry Defoor)

**Existing Environmental Documents:** Arborist Report by Susan Prince, dated February 2, 2016; Critical Areas Affidavit, dated January 11, 2016; Critical Areas Report by Sewall Wetland Consulting, dated February 2, 2016; Development Plan Set, by ESM Consulting, received February 3, 2016; Geotech Report by Terra Associates, dated February 1, 2016; SEPA Checklist, dated February 3, 2016; Street Variation Request, by ESM Consulting Engineers, dated February 1, 2016; Technical Information Report by ESM, dated February 3, 2016

**Other Permits:** Site Development, Final Plat, Building Permits, Street Variation

**SEPA Review:** Based on the submitted application, and available information, the City anticipates issuing a 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.

**Staff Member Assigned:** Evan Maxim

425.295.0500  
emaxim@sammamish.us

*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.*

*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.*