



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.sammamish.us](http://www.sammamish.us)

# Re-Notice of Application for Subdivision of Property Notice of Intent to Issue Optional DNS

## Big Rock Vista Preliminary Plat – File #PSUB2016-00276

**Date of Re-Notice: October 4, 2016**

**Public Comment Period: Ends October 25, 2016 at 5 PM**

**Project Description:** Subdivide a 9.33-acre assemblage of property located in the R-4 and R-6 zones into 23 single family lots. Existing structures on the property will be demolished. The property is encumbered with environmental constraints including wetlands and streams. The project proposal requires Preliminary Subdivision approval by the City of Sammamish. The proposal is supported by the following information available for review in the project file at the Sammamish City Hall: Preliminary Project Plans, Property Boundary and Topographic Survey, State Environmental Policy Act (SEPA) Project Checklist, Tree Inventory and Arborist Report, Critical Areas Report, Transportation Impact Analysis, Geotechnical Report, and a Preliminary Technical Information Report. A complete application for subdivision was received on August 30, 2016 and the project is vested to that date.

**Public Re-Notice of Application:** In accordance with SMC 20.05.060 on October 4, 2016 the City issued this Re-Notice of Application (originally noticed on September 15, 2016) 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. This re-notice and extended comment period is to ensure all owners of record within 1,000 feet of the proposal are notified. No elements of the proposal have changed. If you already submitted comments during the September comment period it is not necessary to resubmit your comments.

**File Number:** Community Development Department File #PSUB2016-00276

**Date of Application:** August 30, 2016 / **Date of Completeness Determination:** September 9, 2016

**Date of Re-Notice of Application:** October 4, 2016

**Applicant:** Mike Walsh / Terrene Ventures / 425-822-8848 / [mike@terrenehomes.com](mailto:mike@terrenehomes.com)

**Applicant Agent:** ESM Consulting Engineers / Evan Mann, PE / 253-838-6113 / [evan.mann@esmcivil.com](mailto:evan.mann@esmcivil.com)

**Project Location:** 1223 Lancaster Way SE / 1329 223<sup>rd</sup> Ave SE / 1589 223<sup>rd</sup> Ave SE

**Tax Parcel Number(s):** 042406-9165 / 042406-9166 / 042406-9167 / 042406-9168 / 042406-9170

**Existing Environmental Documents Available for Review:** Preliminary Project Plans, Property Boundary and Topographic Survey, State Environmental Policy Act (SEPA) Project Checklist, Tree Inventory and Arborist Report, Critical Areas Report, Transportation Impact Analysis, Geotechnical Report, and a Preliminary Technical Information Report.

**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:** Lindsey Ozbolt / Associate Planner / 425-295-0527 / [LOzbolt@sammamish.us](mailto:LOzbolt@sammamish.us)

**Public Comment Period:** A 21-day public comment period applies to this project. Public comment on this proposed subdivision will be accepted from October 4, 2016 through October 25, 2016 at 5 PM. Please direct comments to:

Lindsey Ozbolt, Project Planner  
Community Development Department.  
City of Sammamish  
801 228th Avenue SE  
Sammamish, Washington 98075

*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.*