

**NOTICE OF REVISED DESIGN AND DOCUMENTS FOR PRELIMINARY SUBDIVISION (PSUB)  
BIG ROCK VISTA SUBDIVISION PSUB2016-00276**

**Date of Notice: May 24, 2018**

**Comment Period: Ends June 14, 2018 at 5 PM (21 days)**

**NOTICE IS HEREBY GIVEN** that following issuance City of Sammamish Hearing Examiner order on February 26, 2018 returning the proposed Big Rock Vista Preliminary Subdivision (PSUB2016-00276) for modification and/or correction. The City received an updated design and supporting documents on April 26, 2018 to subdivide two parcels zoned R-4 and one parcel zoned R-6 (comprising approximately 10.19 acres) into 20 single-family residential lots. The existing residence and accessory structures including garage, barn, and shed will be demolished as part of the proposed development. The development has critical areas identified on the subject site. The project proposes access off Lancaster Way SE. The project proposal requires Preliminary Subdivision approval by the City of Sammamish Hearing Examiner. The proposed preliminary subdivision was reviewed by the Hearing Examiner in an open record hearing/appeal hearing on January 29, 30, and 31, 2018. The Hearing Examiner determined modifications were necessary to address potential erosion and stormwater impacts to the Ebright Creek buffer, density transfer (BLA), utility layout, street design and extension, and to the extent that the sites wetlands and streams buffers are impacted by the proposed design. The proposed preliminary subdivision design was updated to address Hearing Examiner required modifications and/or corrections. This is not a new application - this is a revised proposal.



In accordance with SMC 20.05.060, on May 24, 2018 the City issued this Notice of Application by the following means: mailed notice to property owners within 1,000 feet of the subject site and to all parties of record, a sign posted on the subject site, and by placing a legal notice in the local newspaper. A copy of the updated preliminary subdivision application materials, including a full plan set, can be found here: <https://spaces.hightail.com/space/XvXAJEafce>

**Project Review:** The application was deemed complete for the purpose of review on September 9, 2016. On September 15, 2016, the City issued the Notice of Application/Intent to Issue Optional SEPA DNS by the following means: mailed notice to property owners within 1,000-foot of the subject site, emailed or mailed to agencies and to other interested parties of record, posted to the City of Sammamish website, posted on a sign located on the subject site, and published within the newspaper of record. The public comment period was from September 15, 2016 through October 6, 2016, a total of 21 days.

On October 4, 2016, the City issued a Re-Notice of Application/Intent to Issue SEPA DNS by the following means: mailed notice to property owners within 1,000-foot of the subject site, emailed or mailed to agencies and to other interested parties of record, posted on the City of Sammamish website, posted on a sign located on the subject site, and published within the newspaper of record. No elements of the proposal were changed. The public comment period was from October 4, 2016 through October 25, 2016, a total of 21 days.

A new comment period is provided with this notice from May 24 through June 14, 2018.

**Plattor:** Terrene Ventures, c/o Mike Walsh, 2630 116th Avenue NE, Suite 200, Bellevue, WA 98004, Phone: (425) 822-8848, Email: mike@terrenehomes.com.

**Plattor's Agent:** ESM Consulting Engineers, LLC, c/o Evan Mann, 33400 8th Avenue South, Suite 205, Federal Way, WA 98003, Phone: (253) 838-6113, Email: evan.mann@esmcivil.com.

**Project Location:** The proposed subdivision is located at 1223 Lancaster Way SE, Sammamish, WA 98075, within the NE 1/4 of Section 4, Township 24 N., Range 6 East W.M. The King County Parcel numbers associated with this proposal are 0424069165, 0424069167, 0424069170 and a portion of 0424069166.

**Other Permits Required:** Construction permits, right-of-way permits, final plat, and building permits for demolition and construction of single-family homes.

**State Environmental Policy Act (SEPA) Review:** A SEPA Threshold Determination of Non-Significance (DNS) was issued for this proposal on August 22, 2017. On May 21, 2018, the City's SEPA official reviewed the revised design and documents for Big Rock Vista Subdivision PSUB2016-00276, and determined that the DNS shall not be withdrawn. Under WAC 197-11-600, WAC 197-11-625, and WAC 197-11-706 an addendum to a previously issued threshold determination may be issued if no substantial changes to the project have been made.

**Staff Project Planner Assigned:** Ryan Harriman, AICP, Senior Planner, Phone: (425) 295-0529, Email: rharriman@sammamish.us.

**Public Comment Period:** A 21-day public comment period applies to this updated preliminary subdivision proposal. Public comment on this updated proposed preliminary subdivision application will be accepted from May 24, 2018 through June 14, 2018 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

A FULL SIZE SITE PLAN IS AVAILABLE IN THE PROJECT FILE

