



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 PUBLIC HEARING and STAFF RECOMMENDATION TO HEARING EXAMINER

BIG ROCK VISTA PRELIMINARY SUBDIVISION – PSUB2016-00276

Date of Notice: February 4, 2019

Public Hearing Date/Time: March 11, 2019 9 AM @ Sammamish City Hall Council Chambers

NOTICE IS HEREBY GIVEN that following issuance City of Sammamish Hearing Examiner decision on February 26, 2018 returning the proposed Big Rock Vista Preliminary Subdivision (PSUB2016-00276) for modification, the City of Sammamish has received an updated proposed preliminary subdivision design and updated supporting documentation to subdivide two (2) parcels zoned R-4 and one parcel zoned R-16 totaling approximately 10.19 acres into 19 single-family lots with associated roadway, utilities, tree retention, open space and drainage improvements. The project proposal requires Preliminary Subdivision approval by the City of Sammamish Hearing Examiner. This is not a new application - this is a revised proposal. The proposed subdivision project was originally reviewed by the Hearing Examiner in an open record hearing on January 29, 30, and 31, 2018 and was found to require corrections to address critical area buffer reductions, density transfer, and the 223rd Avenue SE right-of-way dedication. The updated proposed preliminary subdivision design addresses Hearing Examiner-required modifications and is now returning to public hearing with a staff recommendation of approval. The City of Sammamish SEPA Responsible Official has also issued a SEPA Addendum following review of the revised proposal. The public hearing will be held at the Sammamish City in the Council Chambers at 801 228th Avenue SE, Sammamish, Washington 98075 at 9 AM on March 11, 2019. An additional hearing date is reserved on March 13, 2019.

In accordance with SMC 20.05.060, on February 4, 2019 the City issued this Notice of Public Hearing, SEPA Addendum, and Staff Recommendation 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 Numbers/ Staff Recommendation:

PSUB2016-00276 (Preliminary Subdivision Proposal)/Approve proposed Preliminary Subdivision subject to conditions

Date of Completeness Determination: September 9, 2016

Applicant: Mike Walsh, Terrene Ventures, 2630 116th Avenue NE, Suite 200, Bellevue, WA 98004

Applicant's Agent: Evan Mann, ESM Consulting Engineers, 33400 8th Avenue S, Suite 2015, Federal Way, WA 98003

Project Location: The proposed action is located at 1223 Lancaster Way SE, Sammamish, WA 98075, King County parcel nos. 0424069165, 0424069167, 0424069170, and a portion of 0424069166.

Project Documents Available for Review:

The staff recommendation to the City's Hearing Examiner and supporting documentation/exhibits may be accessed at <https://spaces.hightail.com/space/WCMWzYPTE2>.

State Environmental Policy Act (SEPA) Review: A SEPA Threshold Determination of Non-Significance (DNS) was issued for this proposal on August 22, 2017. No substantial changes to the project have been made and a SEPA addendum has been issued pursuant to WAC 197-11-600, WAC 197-11-625, and WAC 197-11-706. The Hearing Examiner dismissed without prejudice a SEPA appeal filed on May 10, 2017. The SEPA DNS is final and no further SEPA action is necessary.

Staff Project Planner Assigned: David Pyle, Deputy Director P: 425-295-0521, E: dpyle@sammamish.us

Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

Public Comment Period: Public comment on the updated proposed subdivision application was accepted from May 24, 2018 through June 14, 2018 during the open public comment period. No further comment is being accepted at this time. Interested parties may attend the scheduled public hearing at the time and location listed above and provide written or oral comment directly to the City's Hearing Examiner as part of the hearing proceedings in accordance with the Hearing Examiner Rules of Procedure.

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.