City of Sammamish Washington
Department of Community Development
801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

CORRECTION

NOTICE OF OPEN RECORD PUBLIC HEARING CANCELLATION, NOTICE OF SETTING OF PREHEARING CONFERENCE, AND NOTICE OF OPEN RECORD PUBLIC HEARING RESCHEDULING BIG ROCK VISTA SUBDIVISION PSUB2016-00276

Date of Notice: October 31, 2017

Notice is hereby given that the City of Sammamish Hearing Examiner has cancelled the public hearing scheduled for November 15, 2017 at 10:00 AM, regarding the preliminary approval of the Big Rock Vista Subdivision, PSUB2016-00276. The hearing is being rescheduled because of SEPA and PWS variation appeals.

Notice is further given that the City of Sammamish Hearing Examiner will conduct an appeals prehearing conference, in accordance with the provisions of SMC21A.10.170(1), on November 15, 2017 at 1:00PM regarding the SEPA and PWS variation appeals of the Big Rock Vista Subdivision. The conference is limited to the parties of the appeal proceeding.

Notice is further given that the City of Sammamish Hearing Examiner will conduct a combined appeal and open public record project hearing on January 29, 2018 (with continuation dates, if needed, on January 30 and 31) at 10:00 AM, or soon thereafter, regarding the preliminary approval of the Big Rock Vista Subdivision, PSUB2016-00276. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).

Notice is further given that the City of Sammamish Department of Community Development issued a staff report in conjunction with a recommendation to the Hearing Examiner to grant preliminary approval of the Big Rock Vista Subdivision, PSUB2016-00276. A copy of the Staff Report and all exhibits, including a larger plan set, can be found here: https://spaces.hightail.com/receive/kurqLrNmuy.

Project Description: The City of Sammamish received an application on August 30, 2016 to subdivide two parcels zoned R-4 and one parcel zoned R-6 (comprising approximately 10.19 acres) into 22 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.

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-feet 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 (Exhibit 4). The associated 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-feet 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 (Exhibit 5). No elements of the proposal were changed. The associated public comment period was from October 4, 2016 through October 25, 2016, a total of 21 days.

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

Engineer: 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.

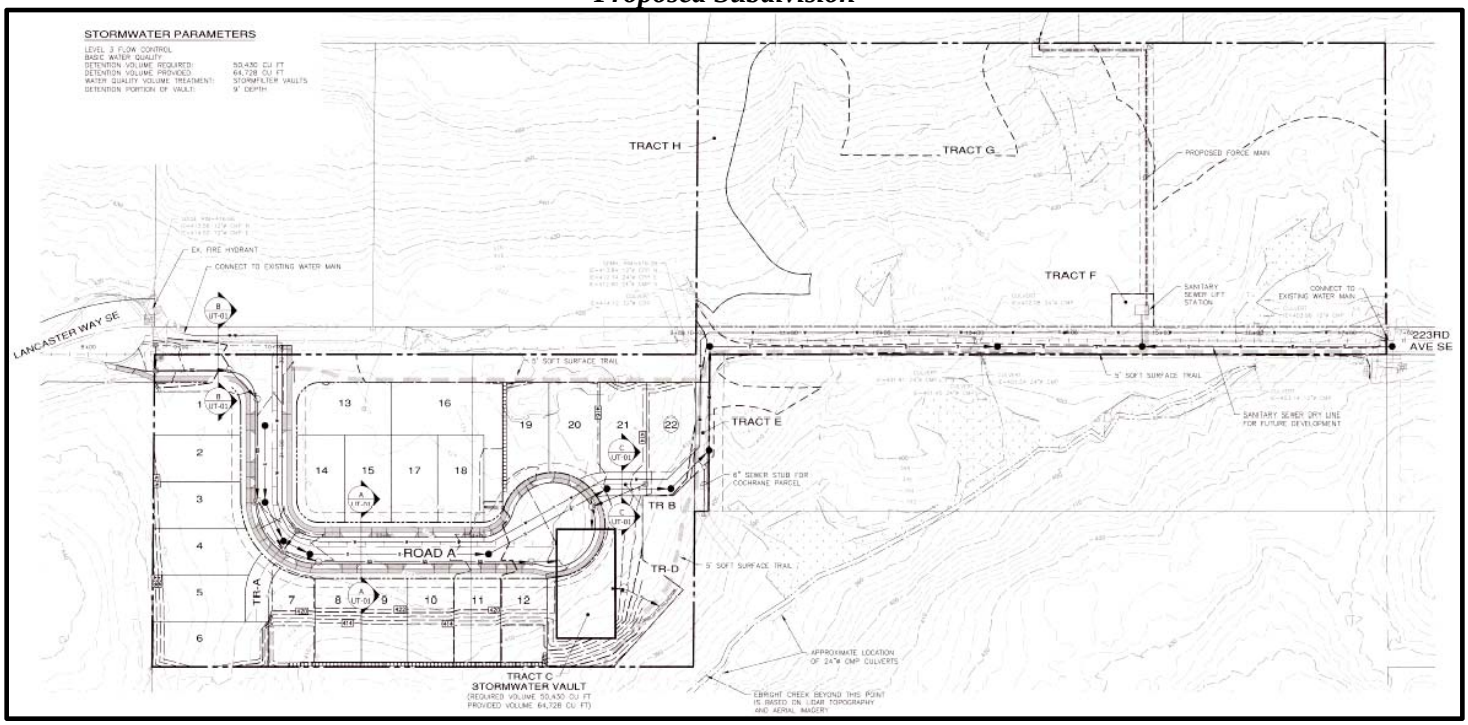
Environmental Review: The proposed development was reviewed under the provisions of SEPA. The City of Sammamish issued a DNS for this project on August 22, 2017 under the optional SEPA review method.

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.

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

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 AM to 5:00 PM.

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.

Proposed Subdivision