

**Major Development Review Team (MDRT)
Site Development Permit Revision**

NOTICE OF DECISION

TO: Andy Kosusko
Rice Fergus Miller
262 – 4th Street
Bremerton, WA 98337

Dave Durden
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Capital Square, 400 Locust St., Suite 820
Des Moines, IA 50309

SUBJECT: Minor Revision to Phase 2 of SDP03-002EV (Timber Ridge)

Number: SDP03-002EV Revision

Decision Date: 25 February 2008

Request: Application for a revision to the approved Site Development Permit Timber Ridge. The revision is illustrated in Attachment 2 to this Decision. The revisions generally affect the portion of the building west of NW Osprey Lane. Generally the revisions call for moving some of the lower units to the top and replacing them with a greenhouse facility. The entrance to the Assisted Living Facility has shifted southward and is now more centered on the north-south residential wing. Further, access to the garage has been moved from Falcon Way to Blue Heron Lane.

Location: Talus Parcel 17 A – Timber Ridge, bounded by:

- North: Talus Drive and Open Space
- East: Parcel 17B, Talus Corporate Center
- South: undeveloped property
- West: Talus Parcel 16-3, Copper Ridge

Decision: On 21 February 2008, the MDRT approved the revision to the Site Development Permit. Approval of this application is based on the revised plans attached as Exhibit 2, and is subject to the following conditions:

Conditions:

1. All of the Conditions of approval of SDP03-002EV remain in effect.

2. Prior to submittal of Building Permits for Phase 2, provide documentation that the ARC has reviewed the modifications to the elevations, roofline, etc. and has approved this revision.

Reasons for Decision:

1. The proposed revisions do not cause the project to exceed the entitlement anticipated for this Parcel:

	<701 sf	701 - 950	>950	Asst. Living	Unit Credit	Total ERUs
Phase 1	17	62	105	0	(32)	152
Phase 2	0	40	68	40	(40)	108
Total						260 ERUs

Skilled Nursing: 29,642 sf. Office (25 ERUs)

2. The proposed revisions are minor in nature, non-substantive, and may be approved administratively.
3. The proposed revisions affect the roofline, massing and aesthetics of the building and should be re-reviewed by the ARC.
4. The proposal is within the Project Envelope for Talus and so no further SEPA review is required per Appendix G of the Development Agreement.



 Keith Niven, AICP
 MDRT Program Manager



 Date

Attachment List:

1. Approved Site Plan
2. Revised Site Plan & sections

cc:

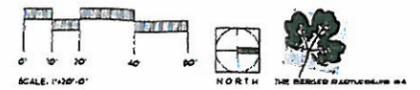
Brad Liljequist, MDRT Planner
 Dean Erickson, Trimet Development
 Dan Swallow, Intracorp
 Darren Peugh, TMS
 Bill Stalzer, Talus ARC

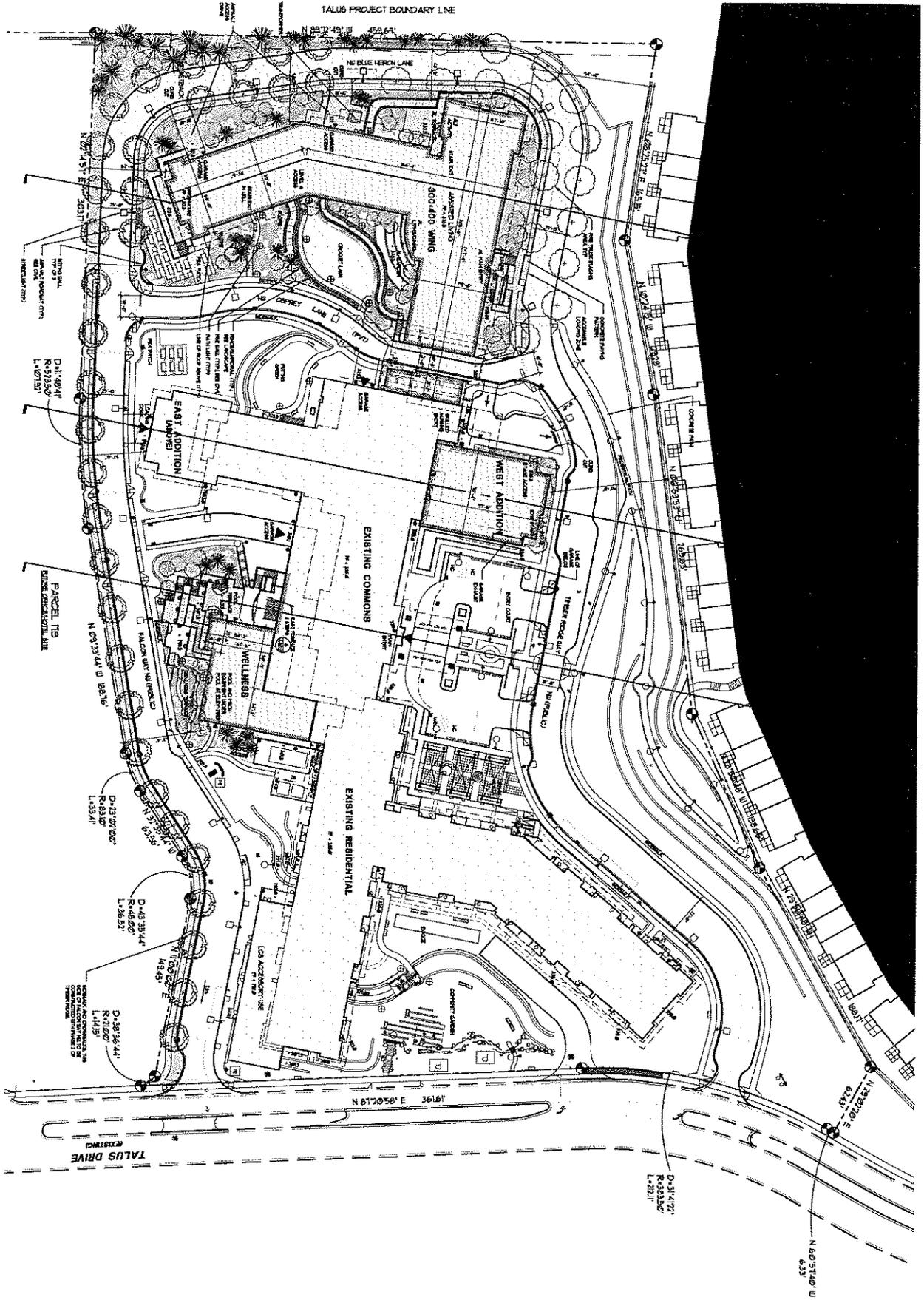
TIMBER RIDGE AT TALUS

LCS DEVELOPMENT, LLC ISSAQUAH, WASHINGTON



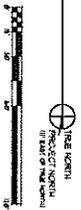
REVISED





NOTES:
 1. UTILITIES, GRADING, SITE LIGHTING AND LANDSCAPING INFORMATION SHOWN FOR INFORMATION ONLY. REFER TO CIVIL, ELECTRICAL AND LANDSCAPE DRAWINGS FOR CONSTRUCTION INFORMATION.

SITE PLAN



PROJECT NO. 20090126
 DATE: 02/28/2011
 REVISION: 12/20/10
 ARCHITECTURAL SITE PLAN



Timber Ridge at Talus Phase II
 100 Timber Ridge Way NW
 Issaquah, Washington

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