



Notice of Public Hearing for a Subdivision & SEPA / Variation Appeal

Conner-Jarvis Subdivision – PSUB2014-00165

Project Description: The Plator is proposing to subdivide approximately 45 acres (25 acres zoned Residential 4 units per acre, 20 acres zoned Residential 6 units per acre) including seven parcels into 115 single family residential lots. The site is located to the west of Issaquah Pine Lake Road SE and north of SE 42nd St and is constrained by a Category I bog wetland (Laughing Jacobs Lake) and a type F stream (Laughing Jacobs Creek). The proposed subdivision will be developed in three phases, two of the phases are located adjacent to Issaquah Pine Lake Road SE and one phase is located adjacent to the Kempton Downs neighborhood. The applicant is proposing frontage improvements to Issaquah Pine Lake Road SE and SE 42nd ST. The applicant has requested a variation to modify the street design for the internal subdivision streets. Appeals of an approved PWS street variation and the City's SEPA Determination will also be heard at the public hearing.

The applicant (Conner-Jarvis LLC) applied for the above project on **July 25, 2014**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on July 31, 2014. On August 7, 2014, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **August 7, 2014** through **August 28, 2014**. This Notice of Public Hearing was issued on **July 20, 2015** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The City has recommended that the project be **Preliminarily Approved**.

Applicant: Conner-Jarvis, LLC (represented by Aron Golden)
Public Comment Period: August 7, 2014 through August 28, 2014
Project Location: 3500-4100 Block of Issaquah Pine Lake Road SE, Sammamish, WA.
Tax Parcel Number: 1024069174, 1024069176, 1524069050, 1524069055, 3814500290, 1524069056, 1524069080

Existing Environmental Documents: Preliminary and development plan sets by Triad Associates received 11/21/14; SEPA checklist received 7/25/14; street variation request by Triad Associates 11/21/14; Critical Area study and buffer mitigation plan by Wetland Resources received 11/21/14; Stream classification memorandum by Cedarok Consultants received 7/25/14; Preliminary Geotechnical Report by Associated Earth Sciences received 11/21/14; Preliminary Technical Information report by Triad Associates, Traffic Impact Analysis and memorandum by Transpogroup received 7/25/14 and 11/21/2014; critical area affidavit received 7/25/14; Tree Report by Schoffner, received 11/21/2014

Other Permits Included: Street Variation, future site development permit, future building permits
SEPA Review: The City of Sammamish issued a Mitigated Determination of Non Significance on April 10, 2014

A Public Hearing will be held at:

Date of Hearing: August 3, 2015 (August 4 and 20 are reserved for hearing if needed)
Time of Hearing: 9:00 AM
Location of Hearing: 801 – 228th Avenue SE, Sammamish WA 98075 (Council Chambers, City Hall)

Staff Member Assigned: Evan Maxim, Senior Planner
(425) 295-0523 or emaxim@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 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.