



Community Development Department

801 228th Ave SE • Sammamish, Washington 98075 • Tel: 425.295.0500 • Fax: 425.295.0600 • Web: www.ci.sammamish.wa.us

Mitigated Determination of Non-Significance (MDNS) Conner – Jarvis Subdivision PSUB2014-00165

Description of proposal: The applicant proposes 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. More than 45,000sq ft. of open space/recreational space will be created through the proposed development.

Required Mitigation Items: Probable significant traffic impacts were identified through the SEPA review process, which the applicant has proposed to mitigate pursuant to WAC 197-11-350. The applicant proposed mitigation on February 19, 2015 and March 12, 2015. The proposed mitigation is sufficient to address the probable significant traffic impacts, provided it is implemented prior to final plat. The following mitigation is required:

1. Conner-Jarvis, LLC will construct a temporary signal at the intersection of Issaquah Pine Lake Road and SE 42nd Street. Design of the temporary signal shall be subject to City review and approval prior to installation. Complete installation of the temporary signal shall occur prior to approval of the final plat of the Conner-Jarvis Subdivision.
2. Conner-Jarvis, LLC will pay Sammamish a proportionate share of the Jarvis impacts to the roundabout located at the intersection of Issaquah Pine Lake Road SE and SE 32nd Way in the amount of 2.5% of Sammamish's costs to construct the Roundabout, the total amount of Conner's payment not to exceed \$10,000. Final payment amount will be determined, and payment will be due prior to approval of the final plat of the Conner-Jarvis Subdivision.

Proponent: Conner-Jarvis, LLC (c/o Aron Golden)

Location of proposal: 4000 Block of Issaquah Pine Lake Road SE, Sammamish, WA. (Tax Parcels 1024069174, 1024069176, 1524069050, 1524069055, 3814500290, 1524069056, and 1524069080).

Lead agency: City of Sammamish, Department of Community Development

The lead agency for this proposal has determined that with mitigation, the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued after using the optional MDNS process in WAC 197-11-355. There is no further comment period on the MDNS.

Responsible official:

Evan Maxim
Department of Community Development
801-228th Ave SE
Sammamish, WA 98075
425-295-0500

Contact person:

Evan Maxim, Senior Planner
Department of Community Development
801-228th Ave SE
Sammamish, WA 98075
425-295-0523

Date of Decision: **April 10, 2015**

Signature

You may appeal this determination. Send comments / appeals to:

SEPA Responsible Official
City of Sammamish
801 - 228th Ave SE
Sammamish, WA 98075

Appeal Deadline: Per SMC 20.10.080 and 20.15.130, Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at 425.295.0500. Appeals must be received at the address above by: **May 1, 2015 at 5:00PM per SMC 20.15.130.**