



## Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

### Notice of Decision

#### Issaquah School District Sunny Hills Elementary School Commercial Site Development Permit (CSDP2015-00026)

**Project Description:** Proposed development of a 12.64 acre site with a new 81,000 sq. ft. school and supporting infrastructure. The new school will be constructed over a 1-year period in the southern portion of the site while the existing school remains open. Site improvements include 2 new stormwater ponds, street frontage improvements, parking facilities, bus loading/unloading facilities, landscaping, and playgrounds. There is an existing wetland in the southeast portion of the site.

The applicant applied for the above project on February 17, 2015; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on February 26, 2015. On March 30, 2015, the City issued this Notice of Application by the following means: mailed notice to property owners within 500 feet of the subject site, a sign or signs posted on the subject site, and by placing a legal notice in the local newspaper. The Issaquah School District retained lead agency status and issued a SEPA threshold determination (MDNS) on April 15, 2015.

This Notice of Decision was issued on **May 22, 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 application has been **Approved with Conditions**.

**Applicant:** Steve Barnes, Cornerstone Architectural Group

**Public Comment Period:** March 30, 2015 through April 20, 2015

**Project Location:** 3200 Issaquah Pine Lake Road SE, Sammamish, WA 98075

**Tax Parcel Number:** APN#1024069041

**Existing Environmental Documents:** Critical Area Study & Wetland Buffer Averaging Plan by Wetland Resources Inc. dated 2/13/15; Technical Information Report by Ed McCarthy, P.E., dated 2/16/15; Traffic Impact Analysis by Jake Traffic Engineering, Inc. (JTE, Inc) dated 10/21/14; Geotechnical Engineering Report by Associated Earth Sciences, Inc. dated 9/23/14.

**Other Permits Included:** Building Permit (COM2015-00259)

**SEPA Review:** The Issaquah School District retained lead agency and issued a SEPA Determination for this application on April 15, 2015.

**Appeal Period:** *May 22, 2015 through June 12, 2015*

**Staff Member Assigned:** Chris Hankins, Associate Planner  
(425) 295-0526  
[chankins@ci.sammamish.wa.us](mailto:chankins@ci.sammamish.wa.us)

*Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 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.*