AFFIDAVIT OF SERVICE OF MAILING

State of Washington)
County of King)
City of Issaquah)

Jennifer A. Woods, being first duly sworn, upon oath, deposes and states:

That on the 15th day of April, 2015, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition.

Notice of Application - MSPA16-00001
KelKari Phase 2+3 BSP16-00001
ASDP16-00004

Jennifer A Woods
Signed by

SUBSCRIBED AND SWORN to before me this 15th day of April, 2016

LISA D. LAINE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
10-07-17

Lisa D Laine
Notary Public in and for the State of Washington
residing at Sammamish, therein.

Notice of Application

CITY OF ISSAQUAH WASHINGTON
Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 *DSD@issaquahwa.gov*

PROJECT NAME: Kelkari – Phase 2 and 3

LOCATION: Sunrise Pl SW and Cabin Creek Lane SW

FILE NO: Master Site Plan Amendment: MSPA16-00001

Binding Site Plan Amendment: BSP16-00001

Administrative Site Development Permit: ASDP16-00004

APPLICANT: David MacDuff
IS Property Investments LLC
419 Occidental Ave S, #300
Seattle, WA. 98104

PROJECT INFORMATION

Project Description: Proposal for Phase 2 & 3 of the approved Kelkari residential development. The current proposal consists of 75 new townhouse units.

The proposal is consistent with the previously-approved development; the site access and building areas are located in the same areas as previously planned for development. The project has been modified to include townhouse-style buildings where under the previous approval dwelling units were combined and stacked in larger buildings. The original permit approval allows for 126 additional units in Phases 2 & 3, the current proposal is for 75 new dwelling units.
(See attached Site Plan)

A Master Site Plan Amendment and Binding Site Plan Amendment are required to address the proposed changes for Phase 2 & 3 development. An Administrative Site Development Permit is also required to review Phase 2 & 3 development.

Background: A Master Site Plan, Site Development Permit, and Binding Site Plan for Kelkari were first approved in 1998 and comprised 189 dwelling units in 9 buildings. An Environmental Impact Statement (EIS) was prepared for the development. Phase 1 with 63 units and a clubhouse was completed in 1999. A portion of the development area for Phase 2 was cleared, graded and site improvements constructed. A Binding Site Plan, including all phases of the development lots and critical area parcels was recorded in 1999.

Project Location: Sunrise Pl SW and Cabin Creek Lane SW
The Phase 2 project area is located on the north side of Sunrise Pl SE and Phase 3 project area is on the south side of Sunrise Pl SW.
(See attached Vicinity Map)

Required Permits: Master Site Plan Amendment, Binding Site Plan Amendment, Administrative Site Development Permit, SEPA Addendum, Site Works Permit and Building Permits.

PUBLIC COMMENT

There is a 14-day comment period for the project applications; from April 15, 2016 to April 29, 2015.

Written comments should be sent to:
Development Services Department
P.O. Box 1307
Issaquah, WA. 98027

Comments may also be e-mailed to the Project Planner: Lucy Sloman at lucys@issaquahwa.gov

The permit decisions are administrative; there are no public meetings or hearings required.

If you wish to receive the permit decisions, please provide your name, address and e-mail to the Project Planner and request to become a Party of Record.

MORE INFORMATION

Application materials including plans and background reports are available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9am – 5pm. An appointment with the Project Planner is suggested.

Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

REGULATORY INFORMATION

Zoning: Multifamily Medium (MF-M)

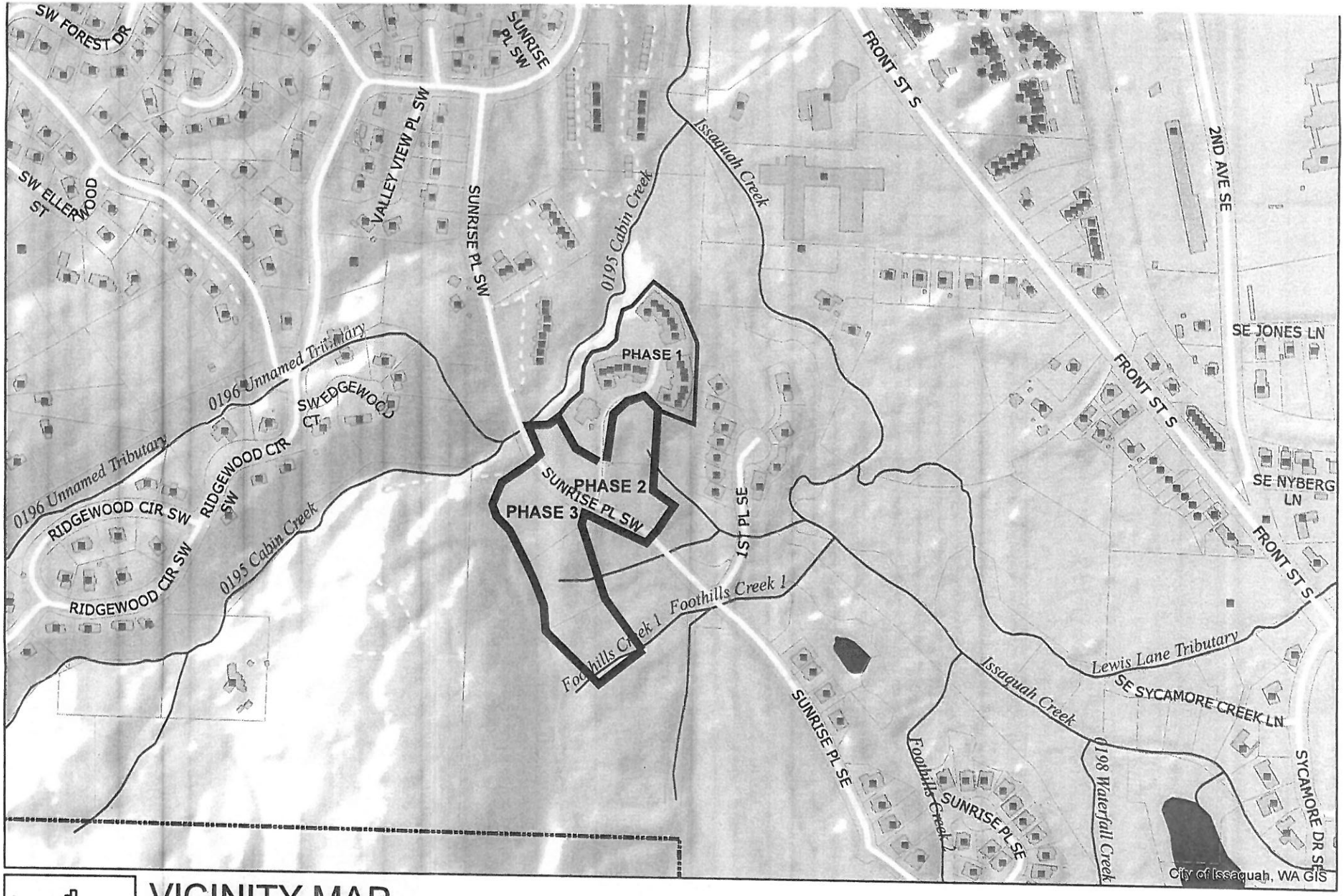
Comprehensive Plan Designation: Multifamily Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Issaquah Municipal Code (IMC), Comprehensive Plan
(Online at: issaquahwa.gov/codes and plans)

CITY CONTACT INFORMATION

Project Planner:	Lucy Sloman	**Development Services Department:**	
Phone Number:	425-837-3433	**Phone Number:**	425-837-3100
E-Mail:	lucys@Issaquahwa.gov	**E-Mail:**	DSD@issaquahwa.gov



VICINITY MAP

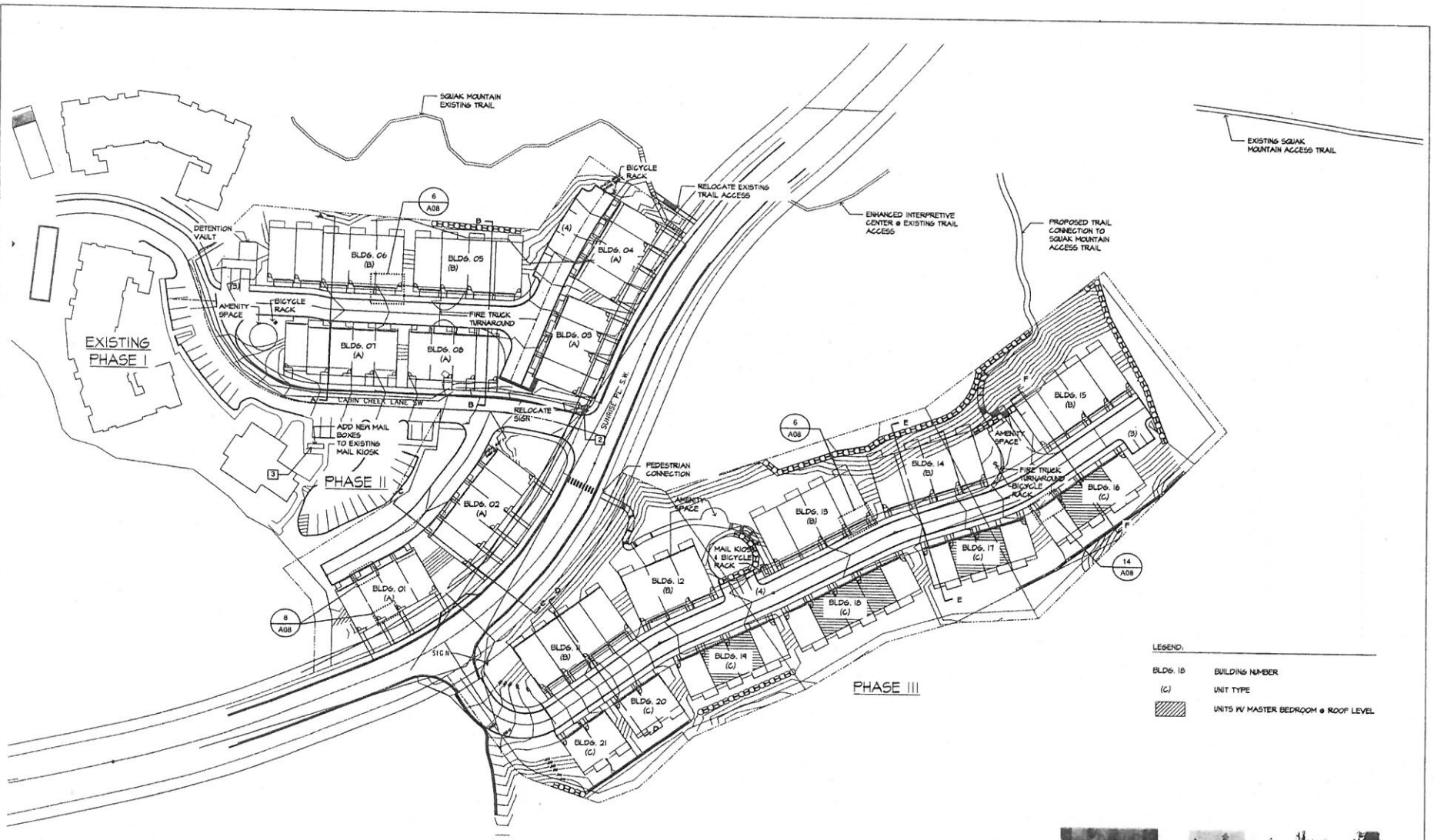
N
W E
S

0 215 430 860
Feet

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained hereon.

CITY OF ISSAQUAH
GEOGRAPHIC INFORMATION SYSTEMS

4/14/2016



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KELKARI TOWNHOMES
SUNRISE PL. S.W.
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER:	15-0357
PROJECT MANAGER:	JG
DRAWN BY:	BD
PLOT DATE:	Feb 12, 2016 - 11:01am

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION 2-12-16

REVISIONS:
FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION

baylis ARCHITECTS
10801 Main Street, #110 | Bellevue, WA 98004
1904 Third Avenue, #230 | Seattle, WA 98101
BaylisArchitects.com | (425) 454 0666

SITE PLAN

MCCREADIE SHARON A
1000 CABIN CREEK LN #B204
ISSAQUAH, WA 98027

SNYDER LARRY
1000 CABIN CREEK LN #D302
ISSAQUAH, WA 98027

JACOBSEN JANINE K
1000 CABIN CREEK LN SE #D205
ISSAQUAH, WA 98027

WENGER JAMES L+CHARLICE G
1000 CABIN CREEK LN SW #B-103
ISSAQUAH, WA 98027

HUBBARD JUDITH A
1000 CABIN CREEK LN SW #B-107
ISSAQUAH, WA 98027

WIDEN DEIRDRE A
1000 CABIN CREEK LN SW #B-301
ISSAQUAH, WA 98027

MORRISON SUSAN D
1000 CABIN CREEK LN SW #B-305
ISSAQUAH, WA 98027

WALKER WALLACE
1000 CABIN CREEK LN SW #B-306
ISSAQUAH, WA 98027

BEACH DIANNA F
1000 CABIN CREEK LN SW #B-307
ISSAQUAH, WA 98027

CAMARDA DEBORAH L
1000 CABIN CREEK LN SW #B105
ISSAQUAH, WA 98027

HANSON ELYSE M
1000 CABIN CREEK LN SW #B202
ISSAQUAH, WA 98027

ONEIL SHAUN W+JOHANNA M
1000 CABIN CREEK LN SW #B206
ISSAQUAH, WA 98027

MCLAUGLIN THOMAS N+CAROL A
1000 CABIN CREEK LN SW #B207
ISSAQUAH, WA 98027

MASTERS JUDITH K
1000 CABIN CREEK LN SW #B302
ISSAQUAH, WA 98027

HARLOW RUTHEE CECILIANNA
1000 CABIN CREEK LN SW #B303
ISSAQUAH, WA 98027

SUNDIN ROBERT F
1000 CABIN CREEK LN SW #B304
ISSAQUAH, WA 98027

BLUMENZWEIG SARA+CLAUDE
1000 CABIN CREEK LN SW #C106
ISSAQUAH, WA 98027

KEY BRIAN D+SUSAN
1000 CABIN CREEK LN SW #C204
ISSAQUAH, WA 98027

BOYD GAYLE I
1000 CABIN CREEK LN SW #C206
ISSAQUAH, WA 98027

COOPER JAMES A+CHERYL S
1000 CABIN CREEK LN SW #C207
ISSAQUAH, WA 98027

DAVI KATHLEEN J
1000 CABIN CREEK LN SW #C302
ISSAQUAH, WA 98027

RIDDELL JUDITH
1000 CABIN CREEK LN SW #C303
ISSAQUAH, WA 98027

SWAAB BERNHARD P L
1000 CABIN CREEK LN SW #D-105
ISSAQUAH, WA 98027

ELLER ERICA
1000 CABIN CREEK LN SW #D-107
ISSAQUAH, WA 98027

ABPLANALP RAYMOND
1000 CABIN CREEK LN SW #D-206
ISSAQUAH, WA 98027

MOBIUS LANI L
1000 CABIN CREEK LN SW #D-305
ISSAQUAH, WA 98027

JOHNSON WILLIAM C+ANNMAE J
1000 CABIN CREEK LN SW #D-306
ISSAQUAH, WA 98027

STARKEY CINDY K+MESLER DOUG
1000 CABIN CREEK LN SW #D102
ISSAQUAH, WA 98027

THEORELL JOHN RICHARD
1000 CABIN CREEK LN SW #D103
ISSAQUAH, WA 98027

TURCANU CRISTINA
1000 CABIN CREEK LN SW #D204
ISSAQUAH, WA 98027

FORBUSH ANNA M
1000 CABIN CREEK LN SW #D301
ISSAQUAH, WA 98027

NASSIF MARY A+PATRICK T
1000 CABIN CREEK LN SW #D303
ISSAQUAH, WA 98027

MATTIX DWIGHT R & MARY R
1000 CABIN CREEK LN SW #D304
ISSAQUAH, WA 98027

DUBOIS PAULA E
1000 CABIN CREEK LN SW #D307
ISSAQUAH, WA 98027

CASSIDY AMBER K
1000 CABIN CREEK LN SW B-201
ISSAQUAH, WA 98027

COUSENS-JACOBS CYNTHIA
1000 CABIN CREEK LN SW C101
ISSAQUAH, WA 98027

BAUMANN MARGARET
1000 CABIN CREEK LN SW D201
ISSAQUAH, WA 98027

KLINGER DAVID L (TRUSTEE)
1000 CABIN CREEK LN SW UNT C30
ISSAQUAH, WA 98027

VULISETTI VENKATA N+SUNITHA
1005 1ST PL SE
, 98027

VULISETTI VENKATA N+SUNITHA
1005 1ST PL SE
ISSAQUAH, WA 98027

SPRINGMANN FRANK & LINDA
1015 1ST PL
, 98027

SPRINGMANN FRANK & LINDA
1015 1ST PL
ISSAQUAH, WA 98027

LENTINI RICHARD
1025 1ST PL SE
, 98027

LENTINI RICHARD
1025 1ST PL SE
ISSAQUAH, WA 98027

CAW ISSAQUAH DEVELOPMENT
103 118TH AVE SE STE 200
BELLEVUE, WA 98005

WALLEY NATHAN R+MARIAH E BE
1035 1ST PL SE
, 98027

WALLEY NATHAN R+MARIAH E BE
1035 1ST PL SE
ISSAQUAH, WA 98027

VARZALI DARIN R+CRISTINE K
1040 1ST PL SE
, 98027

VARZALI DARIN R+CRISTINE K
1040 1ST PL SE
ISSAQUAH, WA 98027

CHEN LI JUAN
1045 1ST PL SE
, 98027

CHEN LI JUAN
1045 1ST PL SE
ISSAQUAH, WA 98027

VOORHEES CHRIS+LYDIA
1050 1ST PL SE
, 98027

VOORHEES CHRIS+LYDIA
1050 1ST PL SE
ISSAQUAH, WA 98027

PHILIPPE YAN L
1055 FIRST PL SE
, 98027

PHILIPPE YAN L
1055 FIRST PL SE
ISSAQUAH, WA 98027

FELDMAN MATTHEW
1065 1ST PL
, 98027

FELDMAN MATTHEW
1065 1ST PL
ISSAQUAH, WA 98027

DOWELL MARY K
11210 SE 77TH PL
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11211 SLATER AVE NE ST 200
KIRKLAND, WA 98033

SCHRIER ALLYSON V
1160 SUNRISE PL SE
, 98027

SCHRIER ALLYSON V
1160 SUNRISE PL SE
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GUPTILL MICHAEL E
17307 119TH LN SE #K11
ISSAQUAH, WA 98058

KIRKWOOD GAIL+MCNEIL DENNIS
2624 BELWICK VILLAGE DR
WINSTON-SALEM, NC 27106

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17810 SE 57TH PL
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265 SW EDGEWOOD CT
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14412 SHERBROOK PL
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SEATTLE, WA 98144

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YAKIMA, WA 98908

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ARLINGTON, WA 98223

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PLANO, TX 75024

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ISSAQUAH, WA 98027

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LOPEZ ISLAND, WA 98261