



Notice of Application Plat Alteration/SEPA Notification

Elston Ridge (aka Pine Ridge) Plat Alteration - PLA2013-00204

Project Description: The applicant is proposing a plat alteration to eliminate a 15-foot private drainage easement on lots 19-22 and make minor adjustments to lot lines and building setback lines that were recorded in error on lots 27, 29 & 30. The removal of the drainage easement in lots 19 through 22 will allow for expansion of the useable yard area for landscaping. The subsurface drain installed will remain in place and each house will have foundation footing drains capture any remaining subsurface drainage.

The applicant (Union Community LLC) applied for the above project on October 17, 2013; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on November 4, 2013. On November 25, 2013, the City issued this Notice of Application / SEPA Notification by the following means: 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.

Applicant: Union Community LLC
Public Comment Period: November 25, 2013 through December 16, 2013
Project Location: 4631 Issaquah-Pine Lake Road, Sammamish, WA
Tax Parcel Number: 1524069038; 1524069040; 1524069088
Existing Environmental Documents: SEPA Checklist received 5/7/07; Proposed Plat Alteration plan set prepared by Group Four received 10/17/13

Other Permits Included: Future clear and grade permit and building permits for single-family homes

SEPA Review: This is an addendum made pursuant to WAC 197-11-600(4)(c) and WAC 197-11-625 to a DNS issued on February 7, 2008 for the original plat of Pine Ridge (PLN2006-00088). The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. This decision was made after review of the environmental checklist and other information on file with the lead agency. A copy of the SEPA threshold determination for the proposal may be obtained upon request. There is no comment period or appeal period for this addendum.

Staff Member Assigned: Mona Davis, Senior Planner
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A public hearing may be scheduled for this application if requested. The public hearing time, date, and location will be provided in a forthcoming Notice of Recommendation to the Hearing Examiner if public hearing is requested. Interested persons are invited to submit written comments on the application by no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. 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.