



Notice of Application Plat Alteration/SEPA Notification/ Street Variation Request

Symphony Ridge Plat Alteration - PLA2014-00231

Project Description: The applicant is proposing a plat alteration to modify the reforestation plan and remove the Low Impact Development (LID) requirements previously approved in the original decision relating to reforestation. The applicant has also submitted a street variation request to reduce the right-of-way width to 50 feet. The plat roadway is already constructed with a 50-foot right-of-way width, which was previously approved through the LID requirements with the original plat.

The applicant (BMC Pine Ridge, LLC) applied for the above project on October 13, 2014; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on October 21, 2014. On October 23, 2014, 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 posted on the subject site, and by placing a legal notice in the local newspaper.

Applicant: BMC Pine Ridge, LLC
Public Comment Period: October 23, 2014 through November 13, 2014
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 date-stamp received 10/13/14

Other Permits Included: Final Plat; Future 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.