

# AFFIDAVIT OF SERVICE OF MAILING

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

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

That on the 18th day of January, 2013, I deposited in the mails of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property owners and/or parties of record in the below entitled application or petition.

Notice of Application - Issaquah 22  
Administrative Adjustments of Setbacks for Retaining Walls  
PLN12-00072

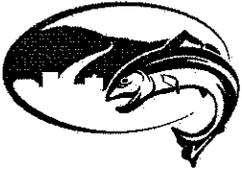
Jennifer A. Woods  
Signed by

SUBSCRIBED AND SWORN to before me this 18th day of January, 2013



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





January 18, 2013

**NOTICE OF APPLICATION**  
**Public Comment Notice**  
**Administrative Adjustment of Setbacks for Retaining Walls**  
**Issaquah 22 Subdivision**  
**PLN12-00072**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on an application for an Administrative Adjustment to setback standards for retaining walls. The retaining/rockery walls would be constructed as part of the approved Issaquah 22 subdivision.

**Project Description:** Issaquah 22 is an approved 52-lot single-family residential subdivision. Construction of roads, utilities and other infrastructure is planned in the Spring of 2013. The improvements include construction of rockery retaining walls along the property lines of the building lots.

The Issaquah Land Use Code requires rockery or retaining walls over 6-feet in height, that are located within required building setbacks, to be setback from the property line by 1.5 feet for every 1-foot in height over 6 feet. (IMC 18.07.110(9)(e))

The proposal requests to construct rockery walls over 6 feet in height adjacent to property lines, an adjustment from the code standard to setback the rockery walls from property lines. A total of 5,610 linear feet of rockery walls would be constructed for the subdivision, and 1,190 linear feet would exceed the code standard. The proposed walls over 6-feet in height are located along the south boundary of the site, along the rear of lots abutting the north-central wetland, and in side yards at the project entry. Please see attached site plan (Attachment 2) for the locations of rockery walls over 6-feet in height.

**Location:** 5115 & 5027 232<sup>nd</sup> Ave SE, 5004 228<sup>th</sup> Ave SE

The Issaquah 22 subdivision is located at the extension of SE 52<sup>nd</sup> St, west of the Aspen Meadows subdivision, north of Overdale Park subdivision, and south of SE 48<sup>th</sup> St. See Vicinity Map (Attachment 1).

**Comment Period:** Individuals may provide comments by **5:00 p.m. January 28, 2013**. Please send comments to: Peter Rosen, City of Issaquah, P.O. Box 1307, Issaquah, WA. 98027, or by e-mail: [peterr@ci.issaquah.wa.us](mailto:peterr@ci.issaquah.wa.us), or by phone at (425) 837-3094.

**Permit Process:** All comments received will be documented in the project file, reviewed by staff and considered in the administrative permit decision. Please request to become a Party of Record if you would like to receive a copy of the Notice of Decision.

**Date of Application:** October 23, 2012

**Complete Application:** November 26, 2012

**Information Available for Review:** Application materials and plans are available for review at the Issaquah Development Services Department and the Permit Center, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's).

Please contact me with any questions or comments, or if you would like additional information regarding this application at (425) 837-3094 or by email at [peterr@ci.issaquah.wa.us](mailto:peterr@ci.issaquah.wa.us)

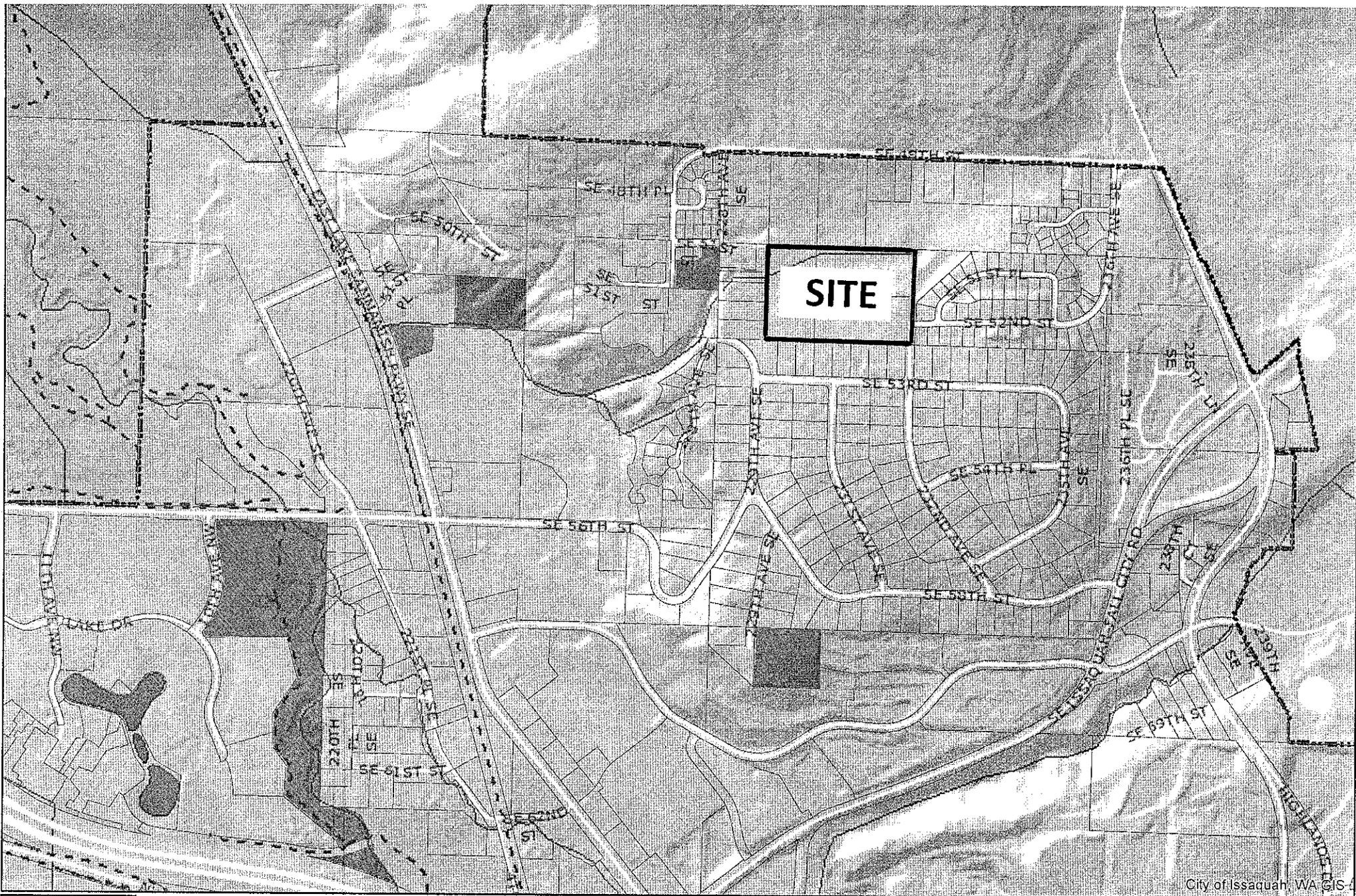
Sincerely,  
DEVELOPMENT SERVICES DEPARTMENT



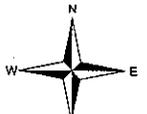
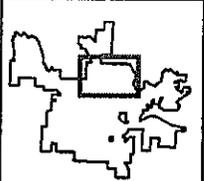
Peter Rosen  
Senior Environmental Planner

Enclosures: Attachment 1 - Vicinity map, Attachment 2 - Site plan, Attachment 3 - Rockery section

cc: File: PLN12-00072



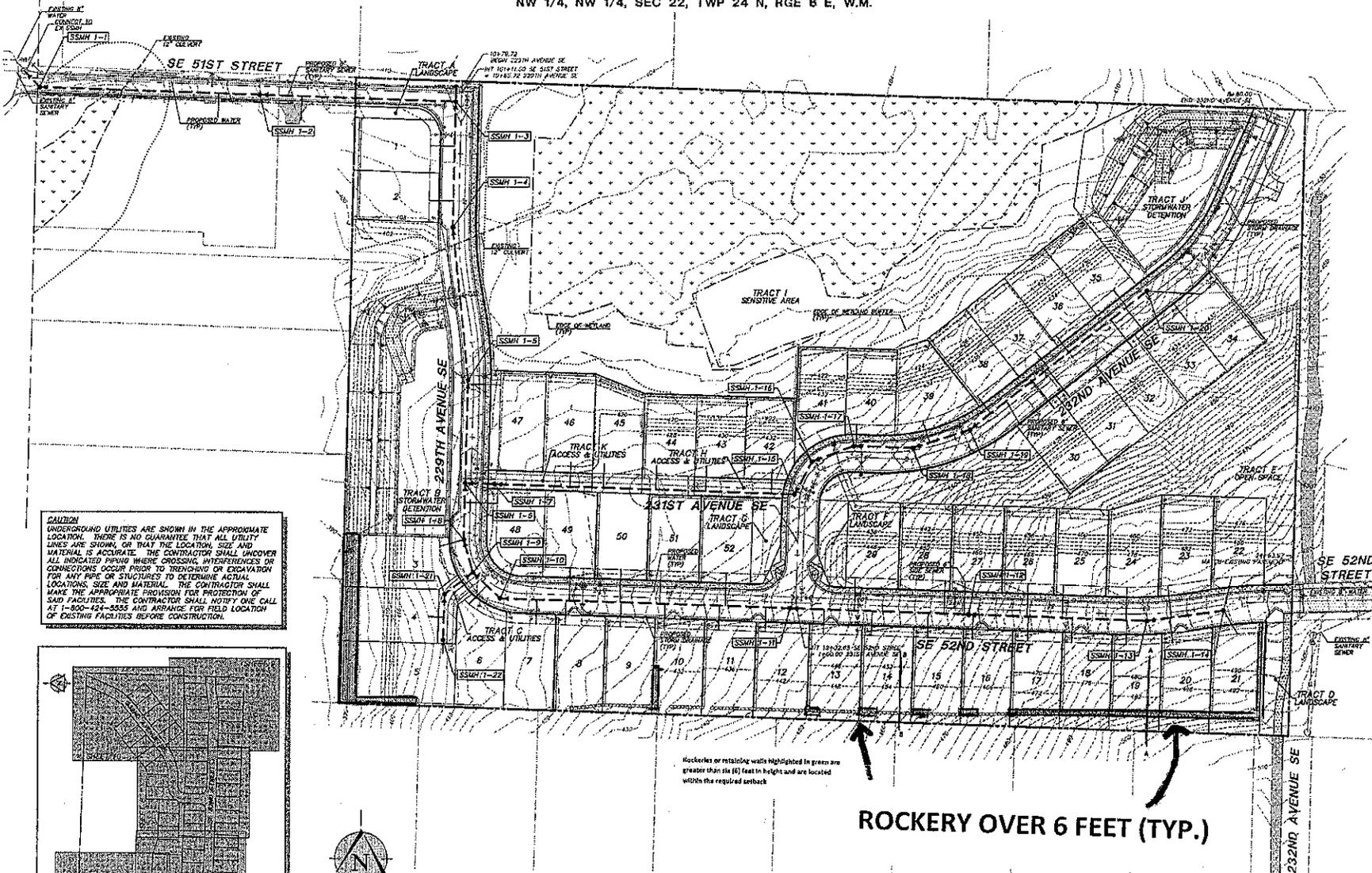
City of Issaquah, WA GIS



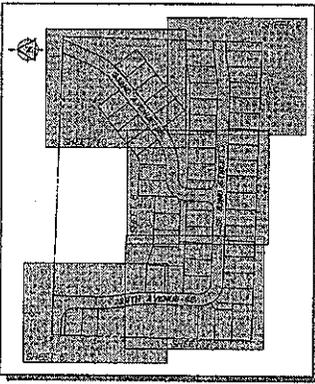
Attachment 1  
**VICINITY MAP**



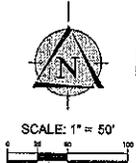
NW 1/4, NW 1/4, SEC 22, TWP 24 N, RGE 6 E, W.M.



**CAUTION**  
 UNDERGROUND UTILITIES ARE SHOWN IN THE APPROPRIATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING INTERFERENCES OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 1-800-424-5555 AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



KEY MAP  
 SCALE: 1"=100'



SCALE: 1" = 50'

Rockeries or retaining walls highlighted in green are greater than six (6) feet in height and are located within the required setback

**ROCKERY OVER 6 FEET (TYP.)**

**TRIAD ASSOCIATES**  
 1712 116th Ave. NE  
 Issaquah, WA 98028  
 425.821.8446  
 425.821.3411 fax  
 local@triadassoc.com  
 www.commercial.com

100% Double Permit Construction

OVERALL SITE PLAN  
 SANITARY SEWER  
 WESTCOTT HOMES  
**ISSAQUAH 22-2012**  
 SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
 WASHINGTON

DATE:	
BY:	
FOR:	
PROJECT NO.:	
DATE OF ISSUE:	
PROJECT MANAGER:	
PROJECT ENGINEER:	
PROJECT LANDSCAPE ARCHITECT:	
FIRST SUBMITTAL DATE:	
SCALE:	AS SHOWN

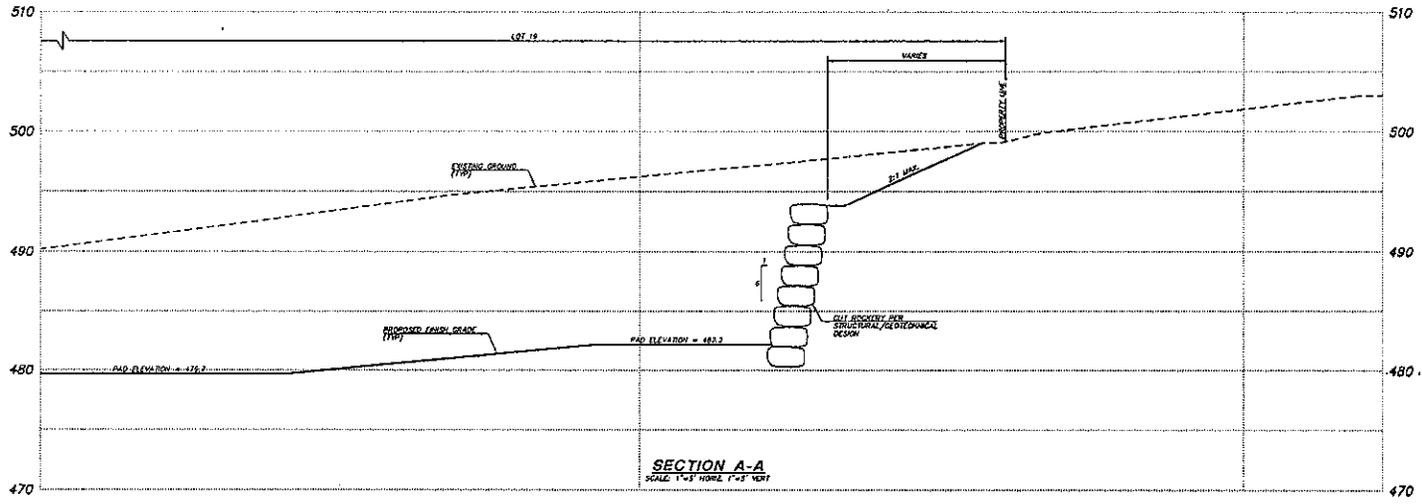
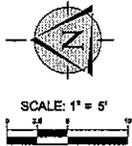
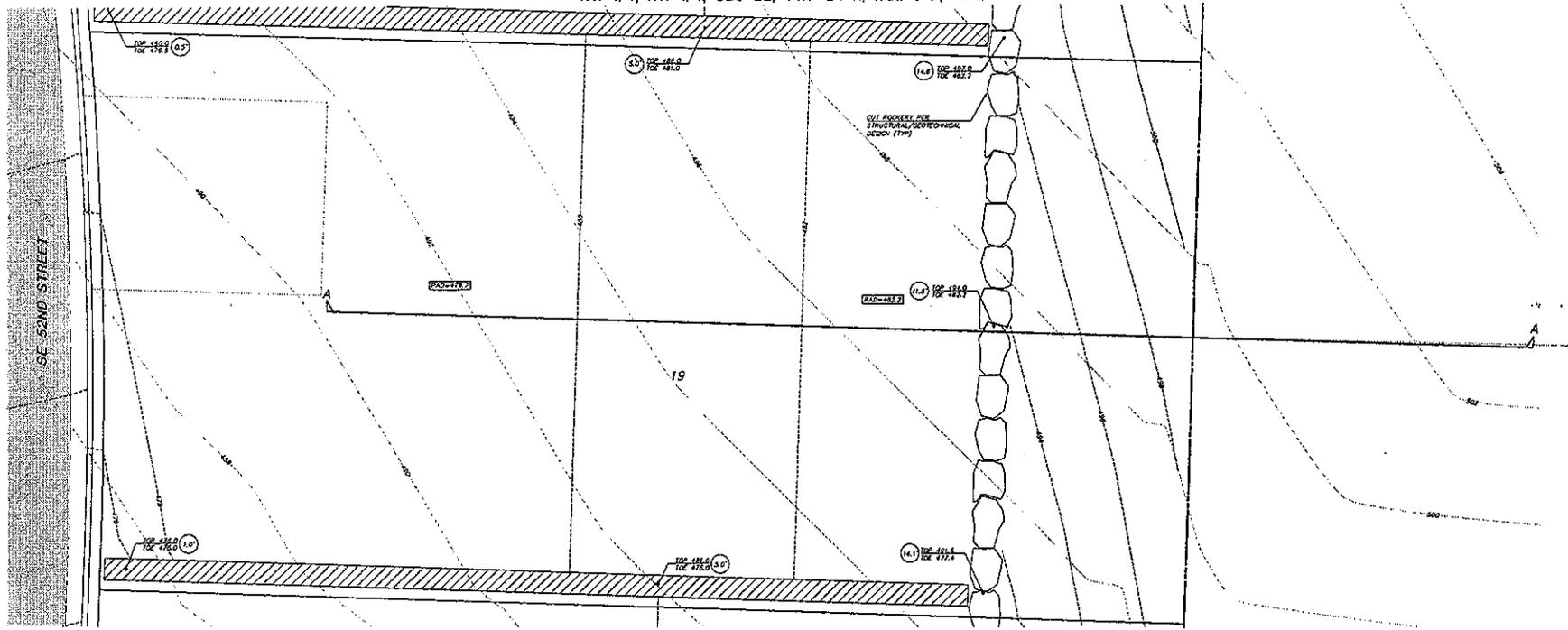


STAMP FOR TALKS  
 UNLESS SIGNED AND DATED  
 AND NUMBER: **12-099**  
 SHEET NUMBER: **5 of 27**

Attachment 2  
**SITE PLAN**



NW 1/4, NW 1/4, SEC 22, TWP 24 N, RGE 6 E, W.M.



**TRIAD ASSOCIATES**  
 13113 118th Ave. NE  
 EDINA, WA 98040-8839  
 425.921.8449  
 425.923.5441 fax  
 800.468.2789 toll free  
 www.triadassociates.com

**SOUTH PROPERTY LINE WALL SECTION A-A**  
**LOT 19**  
**WESTCOTT HOMES**  
**ISSAQUAH 22**  
 CITY OF ISSAQUAH  
 WASHINGTON

PROJECT NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT DESCRIPTION: \_\_\_\_\_  
 PROJECT LOCATION: \_\_\_\_\_  
 PROJECT NUMBER: \_\_\_\_\_  
 FIRST SUBMITTAL DATE: \_\_\_\_\_  
 SCALE: HORIZ 1"=5' VERT 1"=3'

STAMP NOT VALID  
 UNLESS SIGNED AND DATED  
 JOB NUMBER **12-099**  
 SHEET NUMBER **1 of 2**

© 2012 TRIAD ASSOCIATES

Attachment 3  
**ROCKERY SECTION**



ALI HYDER+YASMIN  
23280 SE 51ST PL  
ISSAQUAH, WA 98029

AGHAMIRZADEH REZA+SABINA  
23279 SE 51ST PL  
ISSAQUAH, WA 98029

PARTLOW DAVID C+ANGELLE M  
5010 228TH AVE SE  
ISSAQUAH, WA 98029

MAHLIK ROBERT W+SUZANNE  
23270 SE 51ST PL  
ISSAQUAH, WA 98029

MC BRIDE RALPH J  
23203 SE 48TH ST  
ISSAQUAH, WA 98027

HAWLEY BARBARA E  
22923 SE 48TH  
ISSAQUAH, WA 98029

TANG DAVID H+CHIH-SHAN HSU  
23260 SE 51ST PL  
ISSAQUAH, WA 98029

BAKER JOHN B  
PO BOX 187  
WALLOWA, OR 97885

CUSHMAN DANIEL A+REBECCA S  
5215 229TH AVE SE  
ISSAQUAH, WA 98029

LEE SEUNG H+NA R  
23240 SE 51ST PL  
ISSAQUAH, WA 98029

STEPHENS ROBERT W & ANN J  
22819 SE 48TH ST  
ISSAQUAH, WA 98029

RASQUINHA LEONARD+IVY L  
5301 229TH AVE SE  
ISSAQUAH, WA 98029

ASPEN MEADOWS HOA  
PO BOX 2334  
ISSAQUAH, WA 98027

SCHMIDT ROBERT E JR+DIANE K  
5993 169TH AVE SE  
BELLEVUE, WA 98006

BURGESS JAMES L  
22915 SE 53RD ST  
ISSAQUAH, WA 98029

RAJ KAUSHIK+ASMITA CHAUDHAR  
23209 SE 52ND ST  
ISSAQUAH, WA 98029

WIEGANT WILLIAM W  
5130 229TH SE  
ISSAQUAH, WA 98027

KIRCHHAUSER ALFRED  
5218 229TH SE  
ISSAQUAH, WA 98027

KAISER MICHAEL B+CARRIE M  
23229 SE 52ND ST  
ISSAQUAH, WA 98029

GEE VICTOR+SHERRI  
5006 228TH AVE SE  
ISSAQUAH, WA 98029

MCSHERRY ARIE J  
PO BOX 5749  
FORT HOOD, TX 76544

CULLEN WILLIAM PETER  
23249 SE 52ND ST  
ISSAQUAH, WA 98029

MICKLE KEITH C+MICHELLE M  
23023 SE 48TH ST  
ISSAQUAH, WA 98029

HENLE ERNST+JILL KLENOTA  
22920 SE 53RD ST  
ISSAQUAH, WA 98029

HWANGPO KYOUNGHO  
23279 SE 52ND ST  
ISSAQUAH, WA 98029

HERRICK R CHARLES+KRISTY L  
5115 232ND AVE SE  
ISSAQUAH, WA 98027

JENNESKENS TED  
22946 SE 53RD ST  
ISSAQUAH, WA 98029

TOBEY BRIAN G  
23250 SE 52ND ST  
ISSAQUAH, WA 98029

GREEN ELMER H  
5030 228TH AVE SE  
ISSAQUAH, WA 98029

KNODEL RONALD H+LINDA S  
5303 231ST AVE SE  
ISSAQUAH, WA 98027



DIRKS LORI C+WILLIAMS JULIE  
5304 231ST AVE SE  
ISSAQUAH, WA 98029

JUDEH INAM  
23102 SE 53RD ST  
ISSAQUAH, WA 98029

GLEASON D W  
23116 SE 53RD ST  
ISSAQUAH, WA 98029

BOLTON PATRICIA L  
5309 232ND AVE SE  
ISSAQUAH, WA 98029

HINES LORENZO JR+NANCY  
23230 SE 53RD ST  
ISSAQUAH, WA 98029

ALBON MICHAELA A & DONALD J  
23220 SE 53RD ST  
ISSAQUAH, WA 98029

BERGDAHL RICHARD K+SARAH J  
23206 SE 53RD ST  
ISSAQUAH, WA 98027

