



**SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT  
TEMPLEMAN SHARED USE DOCK – SSDP2017-00383**

**NOTICE OF PUBLIC HEARING  
ISSUANCE OF SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)  
ISSUANCE OF STAFF REPORT AND RECOMMENDATION TO CITY HEARING EXAMINER  
TEMPLEMAN SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SSDP)**

**DATE OF NOTICE: 05/22/2018  
SEPA APPEAL DEADLINE: 06/12/2018 at 5:00 PM  
PUBLIC HEARING DATE/TIME: 07/24/2018 at 1:00 PM**

**Notice is hereby given** that the City of Sammamish Hearing Examiner will conduct a public hearing on July 24, 2018 at 1:00 pm, or soon thereafter, regarding the Templeman Shared Use Dock Shoreline Substantial Development Permit, City of Sammamish Permit SSDP2017-00383. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (City Hall Council Chambers).

**Description of proposal:** Request to construct one 360 square foot grated surface shared use dock as defined by Sammamish Municipal Code (SMC) 25.02.010(29) and allowed under SMC 25.07.010. The dock will be owned and shared by four (4) residential lots located east of East Lake Sammamish Parkway NE. The proposal includes the installation of a shared use dock with a total length of 70' and a complete dock surface area of 360 square feet. The proposal meets the City of Sammamish Shoreline Master Program (SMP) dock dimensional standards of SMC 25.07.010-2 and SMC 25.07.050. The dock is for owner use only and does not allow rented moorage. The property associated with the proposal is located in the R-4 zone and within the Shoreline Jurisdiction of Lake Sammamish which is a Shoreline of Statewide Significance. The proposal is also located within the Lake Sammamish Shoreline Residential Environment Designation. A copy of the Staff Report and Exhibits can be found here: <https://spaces.hightail.com/space/URVGjLjSJM>

**Actions Included:** Recommendation to Hearing Examiner on Shoreline Substantial Development Permit (Type 4 - Hearing Examiner)  
SEPA Threshold Determination of Non-Significance/DNS (Type 2 – Director Decision)

**Project Review:** The applicant (Jason Templeman) applied for the above project on May 11, 2017. The application was deemed as incomplete and additional information was required on June 1, 2017. The City deemed the application complete for processing on June 14, 2017. On June 26, 2017, the City issued a Notice of Application and Optional SEPA Threshold Notification with a 30-day comment period. Following completion of project review this Notice of Public Hearing/SEPA Threshold Determination is issued on May 22, 2018 by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The public comment period for this proposal was June 26, 2017 through July 26, 2017.

**Applicant:** Jason Templeman, 2662 East Lake Sammamish Parkway NE, Sammamish, WA 98074

**Public Comment Period:** June 26, 2017 through July 26, 2017 (30 days)

**Location:** Vacant Tract located between 2813 East Lake Sammamish Parkway NE and 2807 East Lake Sammamish Parkway NE, Sammamish, WA 98074

**Tax Parcel Number:** 202506TRCT

**Existing Environmental Documents:** Project description, dock design/plans and SEPA checklist, mitigation plan by Altmann Oliver Associates, LLC, and JARPA form.

**Staff Member Assigned:** Tracy Cui, AICP, Associate Planner, Phone: 425-295-0523, Email: [tcui@sammamish.us](mailto:tcui@sammamish.us) Address: City of Sammamish City Hall, 801 228<sup>th</sup> Avenue SE, Sammamish, WA 98075

**Appeal Process:** There is no appeal of this Notice of Public Hearing and Staff Recommendation. In accordance with SMC 20.10.240, the City of Sammamish Hearing Examiner is required to issue a decision within 10 days of the conclusion of the hearing. The Hearing Examiner's Decision on this SSDP shall be considered the final decision of the City and is subject to request for reconsideration under SMC 20.10.260 and in accordance with City of Sammamish Hearing Examiner Rules of Procedure Section 504. The final decision of the City, as issued by the City of Sammamish Hearing Examiner, is appealable to the Washington State Shoreline Hearings Board in accordance with RCW 90.58.180 and SMC 25.08.090.

**SEPA Appeal Deadline:** Per SMC 20.10.080 and 20.15.130, appeal of a Type 2 Decision must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at 425.295.0500. **Appeal of the Project SEPA DNS must be received at the address above by: June 12, 2018 at 5:00PM per SMC 20.15.130.**

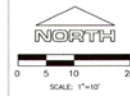
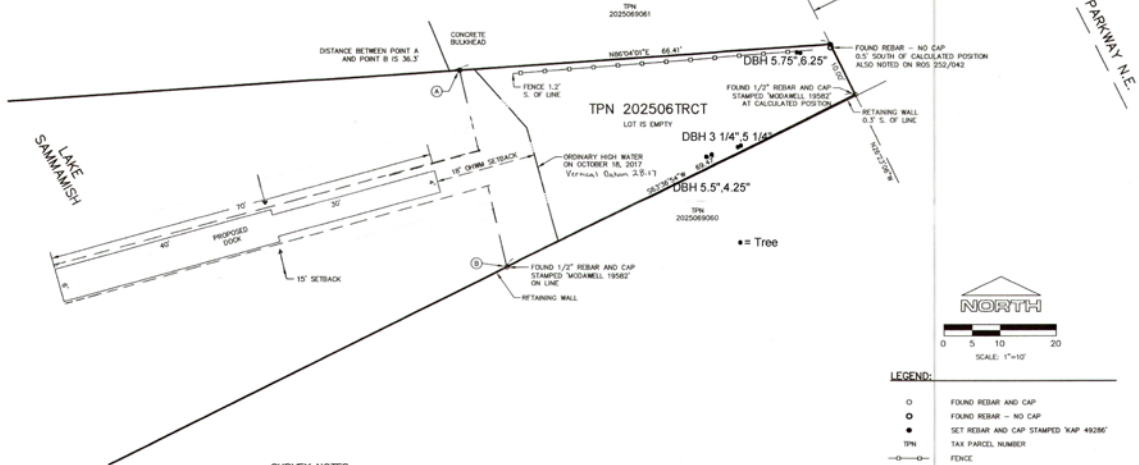
*Inquiries regarding the application, revised decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m. 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.*

# SITE PLAN

SW 1/4 SEC. 20, TWP. 25 N., RGE. 6 E., W.M.  
KING COUNTY, WASHINGTON

## LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 4, SECTION 20, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH-EAST CORNER OF SAID GOVERNMENT LOT 4,  
THENCE NORTH BY 18° 33' WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1200.24 FEET TO A POINT OF INTERSECTION WITH THE WEST MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;  
THENCE SOUTH 26°23'00" EAST ALONG SAID WEST MARGIN 119.88 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 26°23'00" EAST ALONG SAID WEST MARGIN 80.00 FEET;  
THENCE SOUTH 83°30'54" WEST TO THE EAST SHORE LINE OF LAKE SAMMAMISH;  
THENCE NORTHWESTERLY ALONG SAID EAST SHORE LINE TO A POINT THAT BEARS SOUTH 86°04'01" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 86°04'01" EAST TO THE TRUE POINT OF BEGINNING.  
TOGETHER WITH A SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ADJUTING THEREON.



- LEGEND:**
- FOUND REBAR AND CAP
  - FOUND REBAR - NO CAP
  - SET REBAR AND CAP STAMPED 'KAP 49286'
  - TPN TAX PARCEL NUMBER
  - FENCE

## SURVEY NOTES:

- 1.) FIELD SURVEY METHODOLOGY: FIELD MEASUREMENTS FOR THIS PROJECT WERE MADE USING A TRIMBLE S-SECOND OR BETTER ELECTRONIC TOTAL STATION IN CONFORMANCE WITH ACCEPTED SURVEY PROCEDURES WHICH MEET OR EXCEED STATE STANDARDS SPECIFIED BY WAC 335-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES, PROPERTY CORNERS AND LINE MARKERS WERE ESTABLISHED USING AN ELECTRONIC TOTAL STATION.
- 2.) INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 3.) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT (SHOWN HEREON). ITS USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS RECONSTRUCTION BY THIS SURVEYOR MAKING SUCH PARTY.
- 4.) EDR: DOUBLE INFORMATION: 0.0033 FEET = 1 INCH ON THE GROUND
- 5.) KING COUNTY TAX PARCEL NUMBER: 202506TRCT
- 6.) THE BOUNDARY SHOWN HEREON WAS CONDUCTED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL EASEMENTS AND OTHER MATTERS OF RECORD PERTINENT TO THE SUBJECT PARCEL. ACCORDINGLY, NONE ARE SHOWN HEREON.
- 7.) OFFSET DIMENSIONS, IF ANY, ARE APPROXIMATE ONLY AND ARE CALCULATED PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATIONS SHOWN.



**SITE PLAN FOR**  
**JASON TEMPLEMAN**  
EAST LAKE SAMMAMISH  
PARKWAY NE  
SAMMAMISH, WA 98074

**PLS, Inc.** Professional Land Surveyors  
1388 NW Gilman Boulevard, #15  
Issaquah, Washington 98027  
(425) 313-9378 (fax) 313-9379

<b>DRAWN BY:</b> BPM	<b>DATE:</b> DEC. 4, 2017	<b>JOB NO.:</b> 17208
<b>CHECKED BY:</b> KAP	<b>SCALE:</b> 1" = 10'	<b>SHEET:</b> 1 OF 1