



SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT & SHORELINE VARIANCE
BOATLIFT INSTALLATION ON EXISTING SHARED USE DOCK
SSDP2018-00114 & SVAR2018-00724

NOTICE OF PUBLIC HEARING
ISSUANCE OF STAFF REPORT AND RECOMMENDATION TO CITY HEARING EXAMINER
DATE OF NOTICE: 05/13/2019
PUBLIC HEARING DATE/TIME: 06/13/2019 at 10:00 AM

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on June 13, 2019 at 10:00 am, or soon thereafter, regarding the Boatlift Installation on Existing Shared Use Dock Shoreline Substantial Development Permit and Shoreline Variance, City of Sammamish File Number SSDP2018-00114 & SVAR2018-00724. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (City Hall Council Chambers).

Description of proposal: The applicant requests a Shoreline Substantial Development Permit and Shoreline Variance to accommodate the installation of six (6) freestanding boatlifts on an existing shared use dock as defined by Sammamish Municipal Code (SMC) 25.02.010(29) and allowed under SMC 25.07.010. The existing shared use dock was permitted in 2015 as a shoreline exemption outlined in Washington Administrative Code (WAC) 173-27-040, and subsequently permitted for construction in 2016. The shared use dock is owned and shared by six (6) upland residential lots located west of East Lake Sammamish Parkway SE. 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. The boatlift installation does not qualify for a shoreline exemption pursuant to WAC 173027-040(2)(a), fair market value less than \$7,047.00, as the cost of the project exceeds the threshold, a Shoreline Substantial Development Permit (SSDP) is required. Pursuant to SMC 25.07.050(2)(i), new boatlifts installed between five and 15 feet of the side property line extended must be installed perpendicular to the shoreline. A Shoreline Variance was requested to allow a deviation from this requirement. A copy of the Staff Report and Exhibits can be found here: <https://spaces.hightail.com/space/YmgIPJ6X66>

Actions Included: Recommendation to Hearing Examiner on Shoreline Substantial Development Permit
Recommendation to Hearing Examiner on Shoreline Variance

Project Review:

- Property owners' representative (Charles S. Merrin) submitted a SSDP application on February 28, 2018. The application was deemed as complete on March 19, 2018. On March 28, 2018, the City issued a Notice of Application and Optional SEPA Threshold Notification with a 30-day comment period. Following completion of project review a Notice of Public Hearing/SEPA Threshold Determination was issued on September 13, 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 March 28, 2018 through April 27, 2018. No SEPA appeal was received.
- Property owner's representative (Charles S. Merrin) submitted a Shoreline Variance on December 6, 2018. The application was deemed as complete on January 2, 2019. On January 14, 2019, the City issued a Notice of Application with a 30-day comment period. Following completion of project review this Notice of Public Hearing is issued on May 13, 2019 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 January 14, 2019 through February 13, 2019.

Applicant: Charles S. Merrin, 2699 East Lake Sammamish Parkway SE, Sammamish, WA 98075

Location: 2645 East Lake Sammamish Parkway SE, Sammamish, WA 98075

Tax Parcel Number: 0724069124

Existing Environmental Documents: Project description, dock design/plans, SEPA checklist, and JARPA form.

Staff Member Assigned: Tracy Cui, AICP, Senior Planner, Phone: 425-295-0523, Email: tcui@sammamish.us Address: City of Sammamish City Hall, 801 228th 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 working 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. The City of Sammamish Hearing Examiner makes recommendations on Shoreline Variances to the Washington State Department of Ecology, who makes final decision.

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.