



## Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.sammamish.us](http://www.sammamish.us)

**NOTICE OF APPLICATION**  
**SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SSDP) / SEPA NOTIFICATION**  
**FILE NO.: SSDP2025-00099 – Deforest Dock Replacement**

**Date of Application:** March 6, 2025

**Date of Completeness Determination:** June 3, 2025

**Date of Notice:** June 11, 2025

**PROJECT DESCRIPTION:** Shoreline Substantial Development Permit (SSDP) to replace an existing dock on Lake Sammamish with a new, conforming 477 SF dock. The subject property is located in the R-4 zoning district and Lake Sammamish Shoreline Residential Designation.

**Online Application Documents:** <https://spaces.hightail.com/space/O9RRn6z0fy>

**PROJECT DESCRIPTION:**

REPLACE EXISTING RESIDENTIAL DOCK ON LAKE SAMMAMISH WITH NEW CONFORMING 477 SF DOCK IN SAME LOCATION. REPLACEMENT DOCK TO BE ACZA TREATED FIR – STRINGERS TO BE 4" X 8", JOISTS/PILE CAPS 6" X 8". DECKING TO BE THRUFLOW GRATED PANELS. PILES (15) TO BE 6" DIAMETER EPOXY COATED STEEL.

**PROPERTY OWNER:**

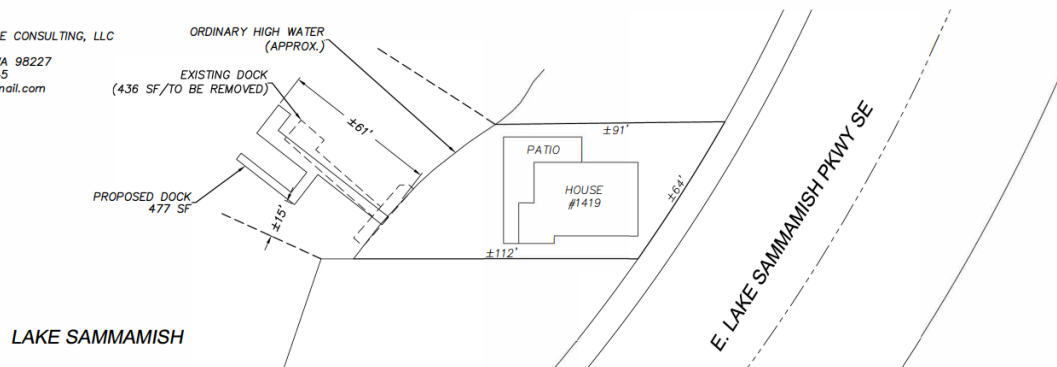
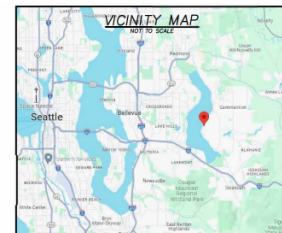
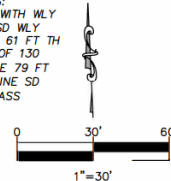
CHRIS & ADRIA DEFOREEST  
1419 E. LAKE SAMMAMISH SHORE LN SE  
SAMMAMISH, WA 98075

**CONTACT:**

IRWIN LAND USE CONSULTING, LLC  
P.O. BOX 1715  
BELLINGHAM, WA 98227  
(360) 410-6745  
[irwinlanduse@gmail.com](mailto:irwinlanduse@gmail.com)

**LEGAL DESCRIPTION:**

PORTION GOVT LOT 2 STR 06-24-06 DESCRIBED AS FOLLOWS:  
BEGINNING AT INTERSECTION OF NORTH LINE SD GOVT LOT 2 WITH WLY LINE OF NORTHERN PACIFIC RAILROAD R/W TH SWLY ALONG SD WLY LINE 906.5 FT TO TPOB TH CONTG SWLY ALONG SD WLY LINE 61 FT TH WEST PARALLEL WITH NORTH LINE SD GOVT LOT 2 DISTANCE OF 130 FT M/L TO WEST LINE SD GOVT LOT 2 TH NLY ALONG SD LINE 79 FT M/L TO PT WEST OF TPOB TH EAST PARALLEL WITH NORTH LINE SD GOVT LOT 2 DISTANCE OF 105 FT M/L TO TPOB TOW 2ND CLASS SHORELANDS ADJ



**Project Location:** 1419 E. Lake Sammamish Shore Ln SE Sammamish 98075 (Parcel No.: 062406-9023)

**Applicant Agent:** Jay Irwin (Irwin Land Use Consulting, LLC), PO Box 1715 Bellingham, WA 98227

**Public Comment Period:** June 11, 2025, through July 2, 2025, at 5:00 p.m.

**City Project Manager:** Quin Williamson, (206)-677-0043, [QWilliamson@sammamish.us](mailto:QWilliamson@sammamish.us)

During the Public Comment Permit, comments may be sent to the Planning Project Manager, in writing or via email. Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at Sammamish City Hall during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.:

City of Sammamish City Hall (Permit Center)  
801 228th Avenue SE, Sammamish, Washington 98075

Note: Mediation of disputes is available pursuant to SMC 21.09.040. 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.

**Existing Environmental Documents Available for Review:** Critical Areas Study, Preliminary Plan Set, JARPA form, and SEPA Checklist.

**State Environmental Policy Act (SEPA) Review:** Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance (DNS) for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.