



SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT TJ SQUARE SHARED USE DOCK – SSDP2016-00416

NOTICE OF PUBLIC HEARING SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS) ISSUANCE OF STAFF REPORT AND RECOMMENDATION TO CITY HEARING EXAMINER

DATE OF NOTICE: 08/18/2017
SEPA APPEAL DEADLINE: 09/08/2017 – 5 PM
PUBLIC HEARING DATE/TIME: 11/13/2017 at 10:00 AM

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing November 13, 2017 at 10:00 am, or soon thereafter, regarding the TJ Square Shared Use Dock Shoreline Substantial Development Permit, City of Sammamish Permit SSDP2016-00416. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).

Description of proposal: Construction of one 520 square feet grated surface shared use boating facility as defined by SMC 25.02.010(13) and allowed under SMC 25.07.010. The dock facility is owned and shared by 6 residential lots within a common subdivision located east of East Lake Sammamish Parkway NE. The proposed project includes the installation of eighteen (18) 4-inch diameter galvanized steel pile and a complete dock surface area of 520 square feet. The dock structure will consist of a 4' by 66' walkway/pier with a 6' by 28' ell at the waterward end and will include two (2) 2' by 24' finger piers. The proposal meets the City of Sammamish Shoreline Master Program (SMP) shared dock dimensional standards of SMC 25.07.050. The boating facility is for owner use only and does not allow rented moorage. A copy of the Staff Report and Exhibits can be found here: <https://spaces.hightail.com/space/RAkZe4Thdu>

Decisions Included: Shoreline Substantial Development Permit – Type 4 Decision
SEPA Threshold Determination of Non-Significance – Type 2 Decision

Project Review: The applicant (TJ Square Community) applied for the above project on October 20, 2016; following a review to confirm that a complete application had been received, the City deemed the application complete for processing on October 21, 2016. On October 26, 2016, the City issued a Notice of Application/SEPA Notification with a 30-day comment period. Following completion of project review this Notice of Public Hearing/SEPA Determination is issued on August 18, 2017 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 October 26, 2016 through November 25, 2016.

Applicant: Steve Goldbloom, 11808 Northup Way Suite 100, Bellevue, WA 98005

Public Comment Period: October 26, 2016 through November 25, 2016 (30 days)

Location: 3300 Block of East Lake Sammamish Parkway NE (Site is un-addressed)

Tax Parcel Number: 2025069137

Existing Environmental Documents: Project description, dock design/plans and SEPA checklist; critical areas study by Wetland Resources, Inc., and property ownership documentation.

Staff Member Assigned: Tracy Cui, AICP, Associate Planner, Phone: 425-295-0523, Email: tcui@sammamish.us Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, WA 98075

Appeal Deadline: Per SMC 20.10.080 and 20.15.130, appeals 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. **Appeals must be received at the address above by: September 8, 2017 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.

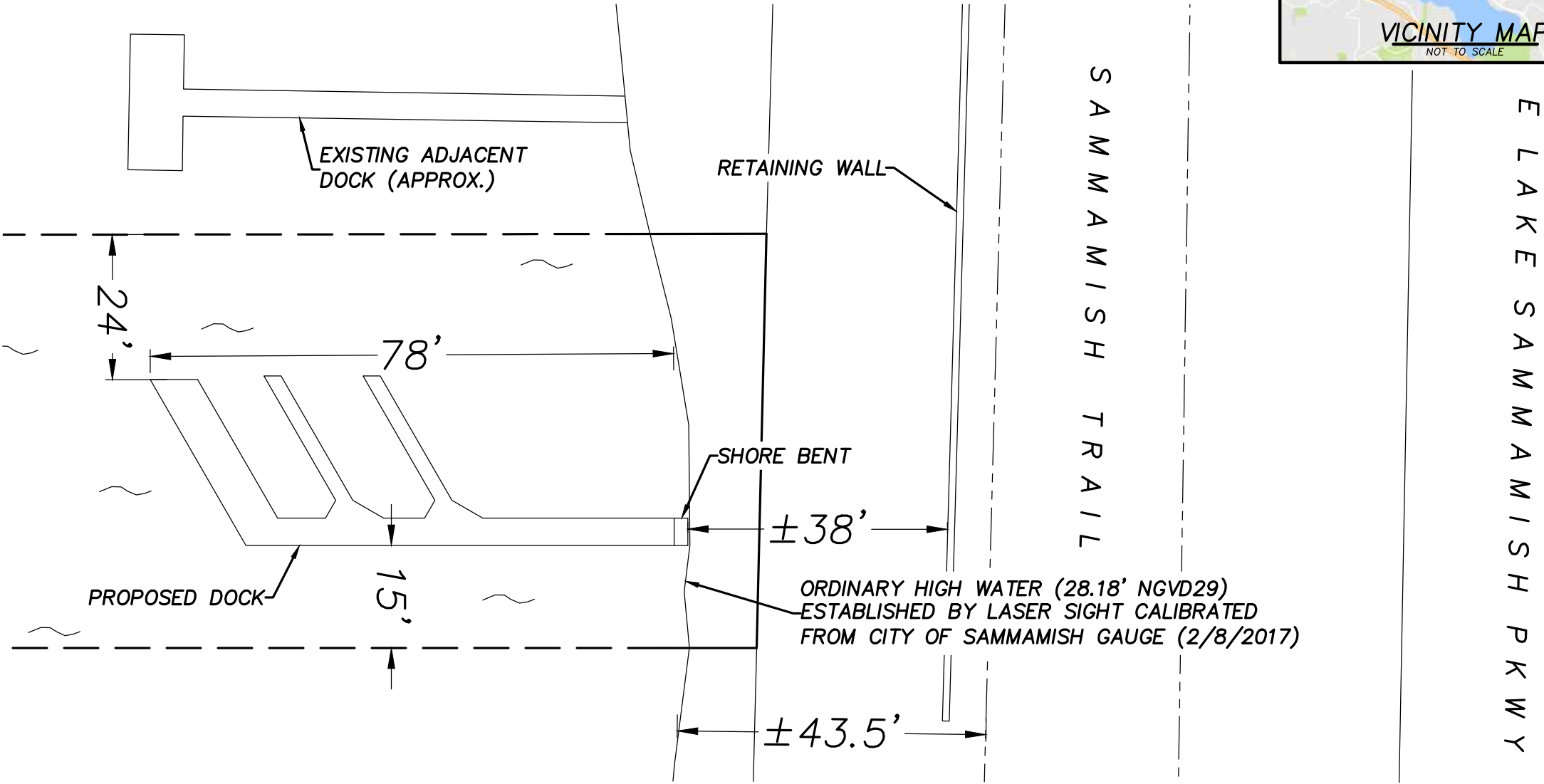
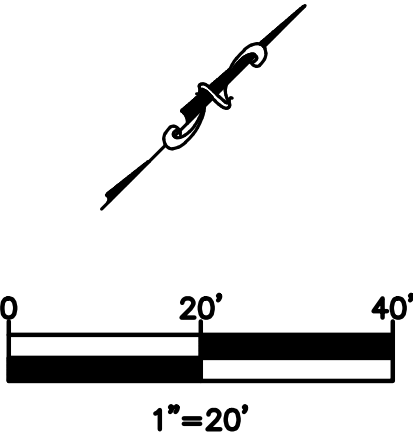
PROJECT DESCRIPTION: LEGAL DESCRIPTION (ABBREVIATED):

CONSTRUCTION OF NEW ±80' COMMUNITY ASSOCIATION DOCK ON LAKE SAMMAMISH. FRAMING TO BE AZCA TREATED FIR. STRINGERS TO BE 4"x8", JOISTS/PILE CAPS TO BE 6"x8". DECKING TO BE THRUFLOW GRATED PANELS. PILES TO BE STEEL. TOTAL SQUARE FOOTAGE = 520 SF.

UND 1/6 INT IN FOLG DESC PROP PORTION OF UPLANDS IN GOVT LOT 1 STR 20-25-06 LYING SWLY OF RAILROAD R/W & LYING ELY OF LINE PARALLEL WITH & 35 FT EAST OF WEST LINE SD GOVT LOT & LYING WEST OF FOLLOWING DESCRIBED LINE: COMMENCING AT NW CORNER SD GOVT LOT 1 TH S 00-51-56 W ALONG WEST LINE THOF 847.56 FT TO SWLY MGN BURLINGTON NORTHERN RAILROAD R/W TH ALONG SD SWLY MGN S 43-05-48 E 111.78 FT TO TPOB SD LINE TH S 46-54-12 W TO SHORE LAKE SAMMAMISH & TERMINUS DESCRIBED LINE; TGW 2ND CLASS SHORELANDS ADJ

APPLICANT:

TJ SQUARE HOA
E LAKE SAMMAMISH PKWY
SAMMAMISH, WA 98074



LAKE SAMMAMISH

*LOT DIMENSIONS PER KING CO. ASSESSOR'S MAP. DEPTH MEASUREMENTS AND DOCK DIMENSIONS BY LAKESIDE CONSTRUCTION.



P.O. BOX 525
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sales@lakesideseattle.com

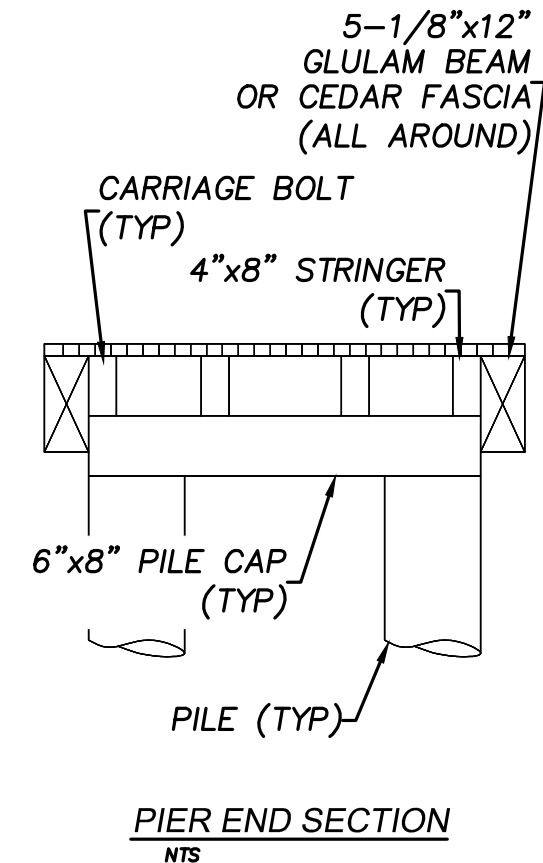
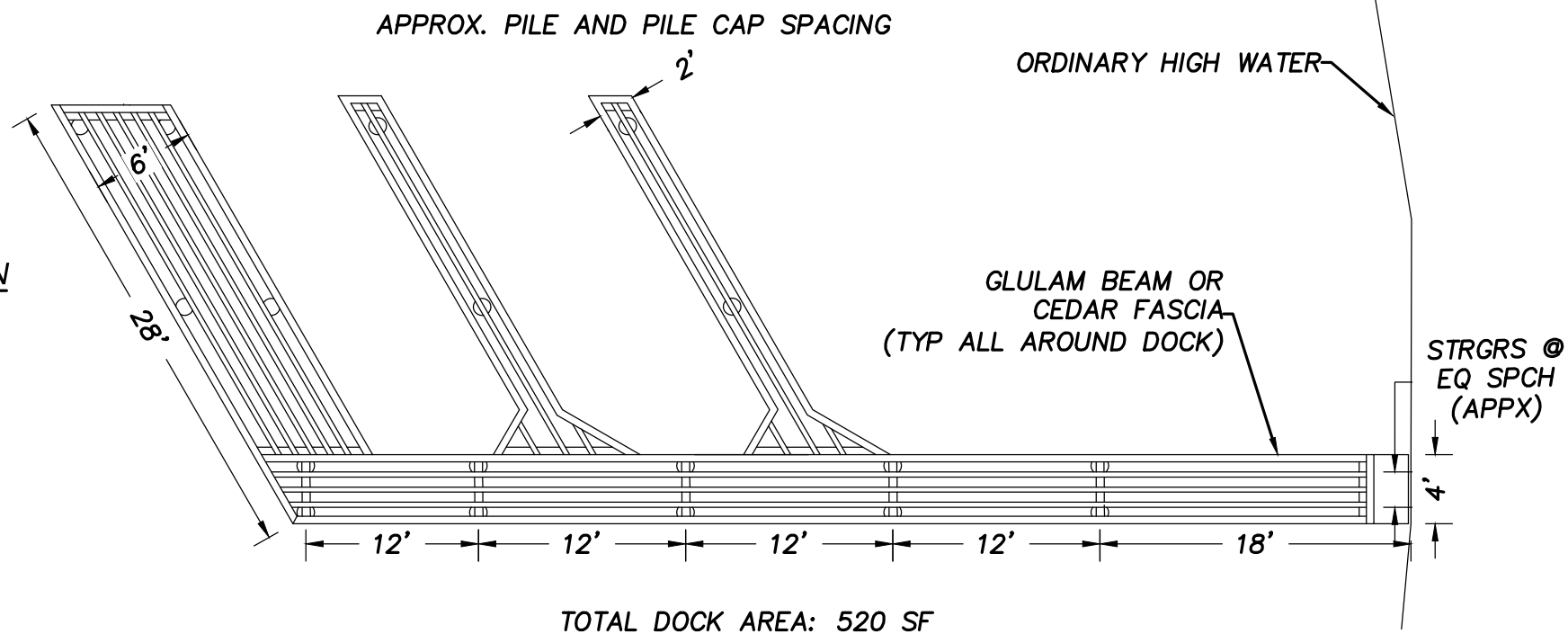
REV	DATE	BY	DESCRIPTION

TJ SQUARE HOA
NEW DOCK

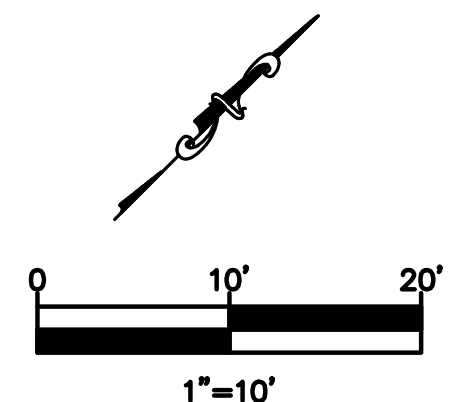
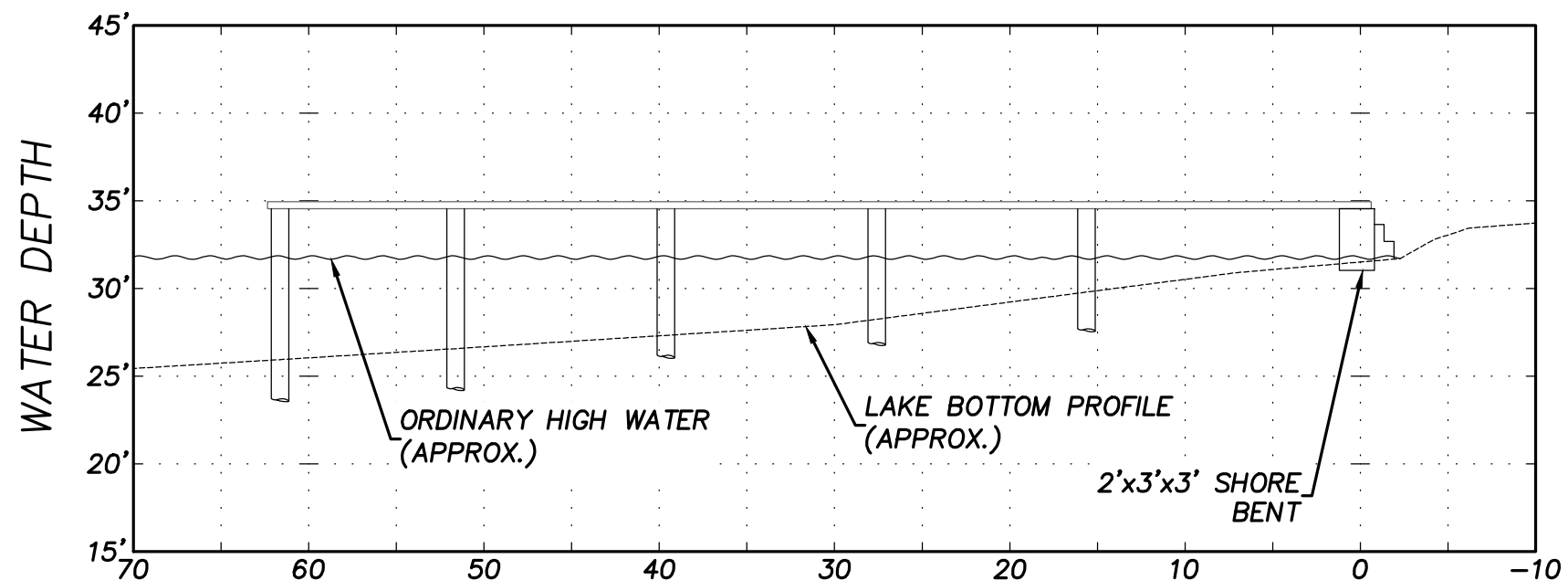
EAST LAKE SAMMAMISH PKWY NE
SAMMAMISH, WA 98074

PROJECT NUMBER:	1708
PARCEL NUMBER:	2025069137
ISSUE DATE:	05/12/2017

DOCK FRAMING PLAN
SCALE: 1"=10'



DOCK PROFILE
SCALE: 1"=10'



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REV	DATE	BY	DESCRIPTION

TJ SQUARE HOA NEW DOCK

EAST LAKE SAMMAMISH PKWY NE
SAMMAMISH, WA 98074

PROJECT NUMBER:	1708
ISSUE DATE:	2025069137
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