



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: 07/25/2019
SEPA APPEAL DEADLINE: 08/15/2019 at 5:00 PM
PUBLIC HEARING DATE/TIME: 09/04/2019 at 1:00 PM

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on September 4, 2019 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 400 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 80’ and a complete dock surface area of 400 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 Timeline:

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| Application: 05/11/2017 | Determination of Incompleteness: 06/01/2017 |
| Determination of Completeness: 06/14/2017 | 1st Notice of Application: 06/26/2017 |
| 1st Public Comment Period: 06/26/2017 through 07/26/2017 | 1st Notice of SEPA Threshold Determination: 05/22/2018 |
| 1st Notice of Public Hearing Mailed & Published: 05/22/2018 | 1st Public Hearing: 07/24/2018 at 1PM |
| 2nd Notice of Public Hearing Mailed & Published: 08/27/2018 | 2nd Public Hearing: 09/28/2018 at 9AM |
| Hearing Examiner’s Decision: 10/08/2018 | Request for Reconsideration: 10/18/2018 |
| Order Denying Reconsideration: 10/19/2018 | 2nd Notice of Application: 01/14/2019 |
| 2nd Public Comment Period: 01/14/2019 through 02/13/2019 | 2nd Notice of SEPA Threshold Determination: 07/25/2019 |
| 3rd Notice of Public Hearing Mailed & Published: 07/25/2019 | 3rd Public Hearing: 09/04/2019 at 1PM |

Applicant: Jason Templeman, 2662 East Lake Sammamish Parkway NE, Sammamish, WA 98074
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, 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 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: August 15, 2019 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.