



**NOTICE OF PUBLIC HEARING – HEARING EXAMINER
SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SSDP)
FILE NO.: SSDP2024-00411 – Mossman Heating Oil Tank Clean Up**

When: June 6, 2025, at 1:00 p.m.

Location of Virtual Hearing: <https://www.sammamish.us/news/events/>

Date of Notice: May 6, 2025

PROJECT DESCRIPTION: Shoreline Substantial Development Permit (SSDP) to allow for the demolition of the existing residence, followed by cleanup of an underground heating oil release caused by an unused underground storage tank (UST) on the north side of the residence. The overall project includes the reconstruction of the residence within its current footprint. The subject property is located in the R-4 zoning district and Lake Sammamish Shoreline Residential Designation.

SEPA THRESHOLD DETERMINATION: Determination of Non-Significance (DNS) was issued on April 15, 2025.

ACTIONS INCLUDED: Recommendation to Hearing Examiner on an SSDP (Type 4 - Hearing Examiner)

Project Location: 3461 E Lake Sammamish Shore Ln NE, Sammamish, WA 98074 (Parcel No.: 192506-9042)

Applicant Agent: Alex Capron (Facet), 750 6th Street South Kirkland, WA 98033

Online Documents: <https://spaces.hightail.com/space/P2LnMicP09>

Environmental Documents: Critical Areas Report, JARPA Form, SEPA Checklist, and SEPA DNS.

Staff Member Assigned: Quinton Williamson, Associate Land Use Planner, Qwilliamson@sammamish.us

Appeal Process: There is no appeal of this Notice of Public Hearing and Staff Recommendation. In accordance with SMC 21.09.020(T)(5), 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 21.09.020(V) 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.

Hearing Information: The hearing will be held virtually online on June 6, 2025, at 1:00 p.m. Instructions to access the virtual meeting are on the City's website by selecting the hearing date at <https://www.sammamish.us/news/events/> or are also available upon request at (425) 295-0500. Any additional inquiries may be directed to the Staff Project Planner.

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.