



**SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT
PEREYRA PRIVATE RESIDENTIAL DOCK – SSDP2017-00343**

**NOTICE OF PUBLIC HEARING
ISSUANCE OF SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)
ISSUANCE OF STAFF REPORT AND RECOMMENDATION TO CITY HEARING EXAMINER
PEREYRA SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SSDP)**

**DATE OF NOTICE: 12/18/2017
SEPA APPEAL DEADLINE: 01/08/2018 at 5:00 PM
PUBLIC HEARING DATE/TIME: 02/09/2018 at 10:00 AM**

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on February 9, 2018 at 10:00 am, or soon thereafter, regarding the Pereyra Private Residential Dock Shoreline Substantial Development Permit, City of Sammamish Permit SSDP2017-00343. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (City Hall Council Chambers).

Description of proposal: Request to remove the existing concrete wall and construct one 390 square feet grated surface private use dock as defined by Sammamish Municipal Code (SMC) 25.02.010(29) and allowed under SMC 25.07.010. The dock will be an accessory structure to an existing single-family residence. The proposal includes the installation of twelve (12) 4-inch diameter galvanized steel piles and a complete dock surface area of 390 square feet. The dock structure will consist of a 4' by 74' walkway/pier with a 6' by 15' ell at the waterward end. The proposal meets the City of Sammamish Shoreline Master Program (SMP) private 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/iAJia0sR9d>

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: The applicant (Walter Pereyra) applied for the above project on May 3, 2017. The application was deemed as incomplete and additional information was required on May 15, 2017. The City deemed the application complete for processing on May 18, 2017. On June 1, 2017, the City issued a Notice of Application and Optional SEPA Threshold Notification with a 30-day comment period. Following completion of project review this Notice of Public Hearing/SEPA Threshold Determination is issued on December 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 June 1, 2017 through July 1, 2017.

Applicant: Walter T. Pereyra, 148 East Lake Sammamish Parkway SE, Sammamish, WA 98074
Public Comment Period: June 1, 2017 through July 1, 2017 (30 days)
Location: 125 East Lake Sammamish Pkwy SE, within Township 25N, Section 32 and Range 06E, W.M.
Tax Parcel Number: 3225069032

Existing Environmental Documents: Project description, dock design/plans and SEPA checklist, mitigation plan by Marine White Garden Designs, and JARPA form.

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 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.

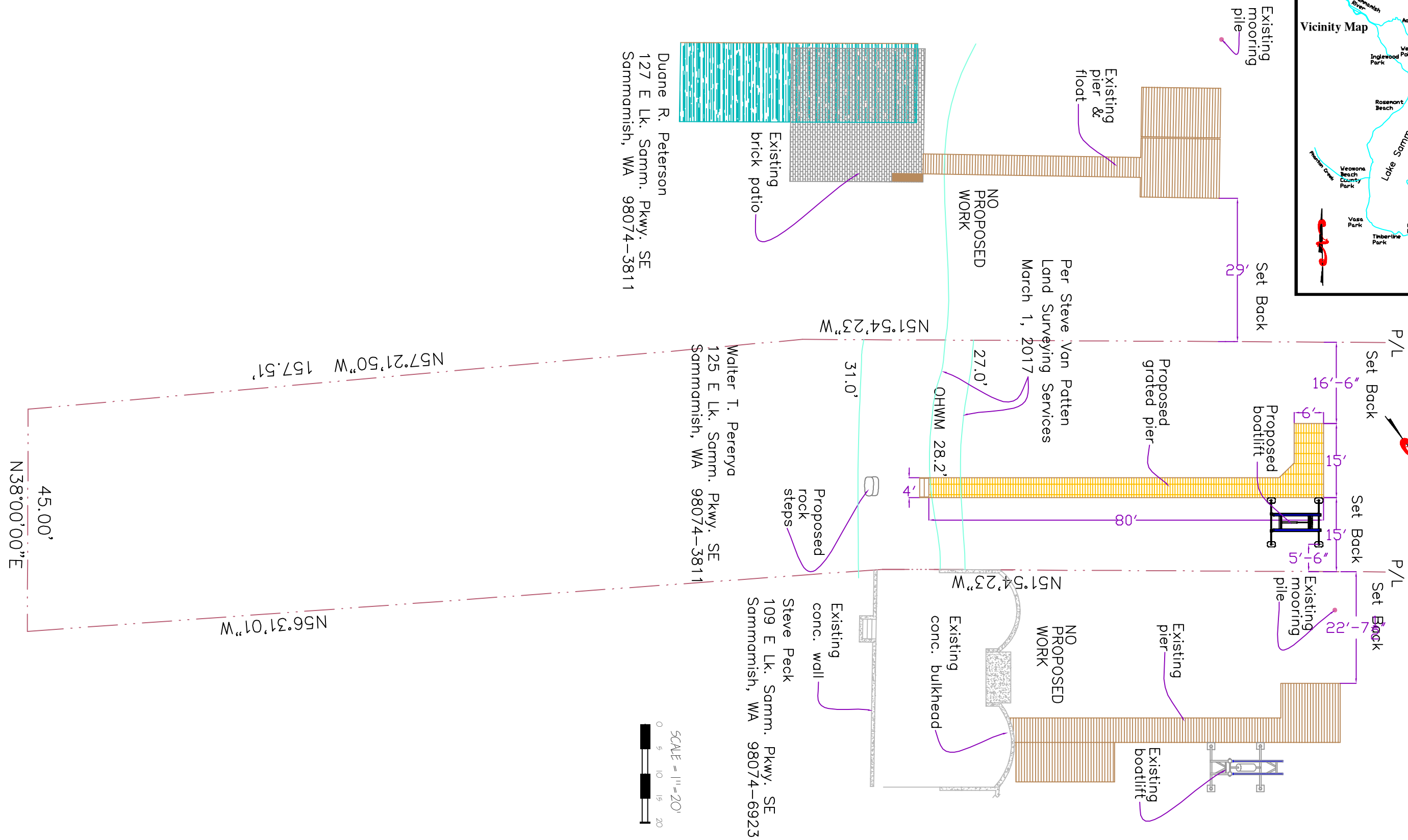
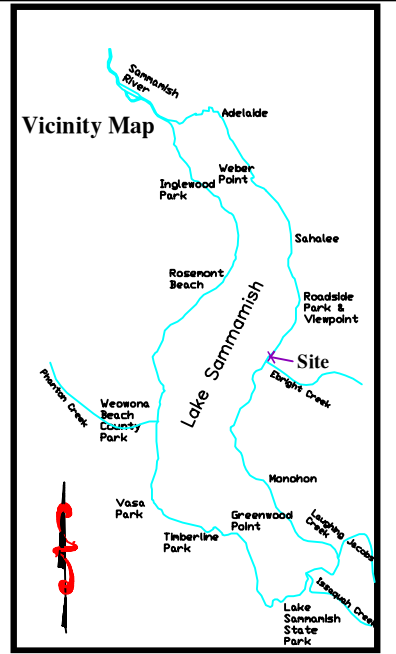
SEPA Appeal Deadline: Per SMC 20.10.080 and 20.15.130, appeal of a Type 2 Decision must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are 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: January 8, 2018 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.

Ashley Shoreline Design & Permitting

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 Bellevue, Washington 98008-3707
 Phone: (425) 957-9381
 greg@shoreline-permitting.com

DRAWING BY: Gregory W. Ashley
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<p>SHORELINE PROJECT FOR : Walter Pereyra 125 E Lake Sammamish Pkwy. SE Sammamish, WA 98074-6923</p> <p>PAGE: 2 of 3</p>	<p>LOCATION: Lake Sammamish LAT: 47° 36' 33" North LONG: -122° 04' 23" West LENGTH FROM OHWM: 390</p> <p>DATUM: NGVD 29</p> <p>SQ. FT. : 80'</p>	<p>PROJECT DESCRIPTION: Remove upland concrete wall. Build new pier. Install boatlift.</p> <p>DATE: 2/1/2017</p>
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