



Department of Community Development

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October 13, 2016

King County
Department of Natural Resources and Parks
Attn: Gina Auld
201 South Jackson Street, Suite 700
Seattle, WA 98104-3855

RE: Letter of Clarification to Pre-application notes – PRA2016-00282

This letter is intended to provide clarification to the Inglewood Hill Road Parking Lot and ELST (PRA2016-00282) pre-application notes dated September 28, 2016. In section C. Critical Areas on pages six and seven (6 & 7) there is reference to the use of a Reasonable Use Exception (RUE) process if certain criteria can be met. Any variance request to the bulk or dimensional requirements of the shoreline master program for property within a shoreline area must request such through the shoreline variance process (see SMC 25.08.050 & 25.08.080). Additionally, this particular proposal does not propose the development of single family residences, therefore section C. Critical Areas 1. on page six (6) of the pre-application notes does not apply.

The majority of the proposed project area is within shoreline jurisdiction, specifically the Lake Sammamish Shoreline Residential Designation. As shown in Figure 1, a small portion of the proposed project area is outside of shoreline jurisdiction. It is the responsibility of the applicant and/or its agent to follow the applicable code. In this case, a Shoreline Substantial Development Permit is required. If there is a need for a variance, then a shoreline variance must be requested.

Two other clarifications to note from the pre-application notes are on page 7 regarding the Land Use Decision Type and on page 8 regarding the Environmental Review. Shoreline Substantial Development Permit (SSDP) is currently a Type 2 decision which is made by the director, or his or her designee. It was stated in the pre-application notes that the SSDP would be processed as a Type 4 decision. The City of Sammamish has proposed to change SSDPs to a Type 4 process through Ordinance O2016-410. The City is currently waiting on Department of Ecology's decision regarding this proposed change. Lastly, I would like to clarify that the City views this EIS as a project level review, therefore no further environmental review will be required since the proposed development was addressed in the East Lake Sammamish Trail Final Environmental Impact Statement (EIS) completed in May 2010.



Figure 1 – Project Location and Residential Shoreline - shoreline jurisdiction (orange)

Should you have any questions concerning this clarification, please feel free to contact me at 425.295.0527 at your convenience.

Sincerely,

Lindsey Ozbolt
Associate Planner

Exhibit 16
SSDP2016-00414
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