



**SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT
STEVENS PRIVATE RESIDENTIAL DOCK – SSDP2018-00268**

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

**DATE OF NOTICE: 12/31/2018
SEPA APPEAL DEADLINE: 01/21/2019 at 5:00 PM
PUBLIC HEARING DATE/TIME: 03/14/2019 at 10:00 AM**

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on March 14, 2019 at 10:00 am, or soon thereafter, regarding the Stevens Private Residential Dock Shoreline Substantial Development Permit, City of Sammamish Permit SSDP2018-00268. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (City Hall Council Chambers).

Description of proposal: Request to one 480 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 the existing single-family residence. The proposed dock will be 480 square feet in size, 4' in width, 96' in length, and includes a 4' by 96' walkway/pier with a 6' by 20' ell at the waterward end. The fixed pier structure will be framed with ACZA treated fir, stringer to be 4" by 8", joists/pile caps to be 6" by 8". 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 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/kiOT81NCTP>

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 (Ronald Stevens) applied for the above project on April 24, 2018. The City deemed the application complete for processing on May 9, 2018. On May 21, 2018, 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 31, 2018 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 May 21, 2018 through June 20, 2018.

Applicant: Ronald Stevens, property owner, 3459 East Lake Sammamish Shore Ln NE, Sammamish, WA 98074

Public Comment Period: May 21, 2018 through June 20, 2018 (30 days)

Location: 3459 East Lake Sammamish Shore Ln NE, Sammamish, WA 98074

Tax Parcel Number: 1925069045

Existing Environmental Documents: Project description, dock design/plans and SEPA checklist, mitigation plans by The Watershed Company, 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: January 21, 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.