



# Notice of Decision for a Shoreline Substantial Development

## Jeff Jobe Shoreline Permit - PLN2009-00051

**Project Description:** The shoreline substantial development permit and SEPA determination are intended to resolve a code enforcement case related to the construction of an un-permitted bulkhead and associated site improvements on the subject property. The proposed land use applications will authorize the construction of shoreline protection, grading, installation of a helicopter landing pad, creation of a pickle ball court, and other associated work.

The applicant (Steve Thomas) applied for the above project on **December 10, 2009**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on December 16, 2009. On December 22, 2009, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **December 22, 2009** through **January 12, 2010**. The City of Sammamish issued a decision on September 23, 2010. This Notice of Decision was issued on **September 23, 2010** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved with Conditions**.

**Applicant:** Steve Thomas  
**Public Comment Period:** December 22, 2009 through January 12, 2010  
**Project Location:** 1535 E LK SAMM PKWY NE, Sammamish, WA. 98074  
**Tax Parcel Number:** 3575300210

**Existing Environmental Documents:** Critical Areas Study and Vegetation Management Plan by Wetland Resources, Inc, received 12/10/09; SEPA Checklist, dated 12/10/09; Critical Areas Affidavit, received 12/10/09; Engineering / Hydraulics Report by RN Parnell Company, received 12/10/09; Development Plan Set, received 12/10/09; Revised SEPA checklist; FAA guidelines; Bulkhead Removal / Buffer Mitigation plan by Wetland Resources, received 6/10/10; Wave Action Report by RN Parnell Company; received 6/10/10; Plan Set received 6/10/10

**Other Permits Included:** SEPA Determination, expected future construction permit

**SEPA Review:** The City of Sammamish issued a SEPA Determination for this project on September 23, 2010

**Public Hearing:** A Public Hearing is not required for this project.

**Appeal Period:** **September 23, 2010** through **October 14, 2010**

**Staff Member Assigned:**

Evan Maxim, Senior Planner  
(425) 295-0523  
[emaxim@ci.sammamish.wa.us](mailto:emaxim@ci.sammamish.wa.us)

*Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: 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.*