



## **Department of Community Development**

801 - 228th Ave. SE, Sammamish, WA 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.sammamish.us](http://www.sammamish.us)

**11/23/2016**

### **Re-Notice of Decision - Shoreline Substantial Development Permit Burnstead Shared Use Dock - North SSDP2015-00274**

**Project Description:** Construction of one 698 square foot grated surface shared use boating facility as defined by SMC 25.02.010(13) and allowed under SMC 25.07.010. The dock facility is owned and shared by 6 residential lots within a common subdivision located east of East Lake Sammamish Parkway NE. The proposed dock is 4' in width, is 80' long, and includes five 2'x21' fingers and one 6'x21' ell. The proposal meets the City of Sammamish Shoreline Master Program (SMP) shared dock dimensional standards of SMC 25.07.050 and is supported by a shoreline planting mitigation plan. The boating facility is for owner use only and does not allow rented moorage.

**Decisions Included:**

- 1) **Shoreline Substantial Development Permit (SSDP)** Originally issued on October 11, 2016 and re-issued on November 23, 2016 to correct information on appeal process that SSDP appeals should be filed with the Washington State Shoreline Hearings Board subject to the requirements of RCW 90.58.180.
- 2) **SEPA Threshold Determination of Non-Significance (DNS)** Issued on October 11, 2016 with 21 day SEPA appeal period ending on November 1, 2016.

**Project Review:** The applicant (Tiffany Brown of Steve Burnstead Construction) applied for the above project on November 9, 2015; following a review to confirm that a complete application had been received, the City deemed the application complete for processing on December 7, 2015. On December 16, 2015, the City issued a Notice of Application / SEPA Notification with a 30 day comment period. Following completion of project review a Notice of SSDP Decision and SEPA DNS was issued on October 11, 2016 and 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. It was determined that the Notice of Decision for the SSDP included inaccurate direction for appeal of the SSDP action. The decision of approval on this SSDP is re-issued on November 23, 2016 by 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 SSDP decision is appealable to the Washington State Shoreline Hearings Board in accordance with RCW 90.58.180 within 21 days of permit filing with the State.

**Applicant:** Tiffany Brown, Steve Burnstead Construction / (425) 454-1900

**Public Comment Period:** December 16, 2015 through January 15, 2016 (30 days)

**Project Location:** 46XX East Lake Sammamish Parkway NE, Sammamish, WA

**Tax Parcel Number:** 182506-9081

**Existing Environmental Documents:** Project narrative, dock design/plans and SEPA checklist by Ashley Shoreline Design and Permitting; critical areas study and shoreline planting plan by Wetland Resources, Inc, and property ownership documentation.

**Other Permits Required:** King County Special Use Permit; State and Federal Permits; Right-Of-Way Permits; Construction Permits.

**Staff Member Assigned:** David Pyle – Deputy Director, Community Development Department  
(425) 295-0521 / [dpyle@sammamish.us](mailto:dpyle@sammamish.us)

**Appeals:** Pursuant to RCW 90.58.180 appeal of an SSDP must be made within 21 days from the date of permit filing with the State. 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.

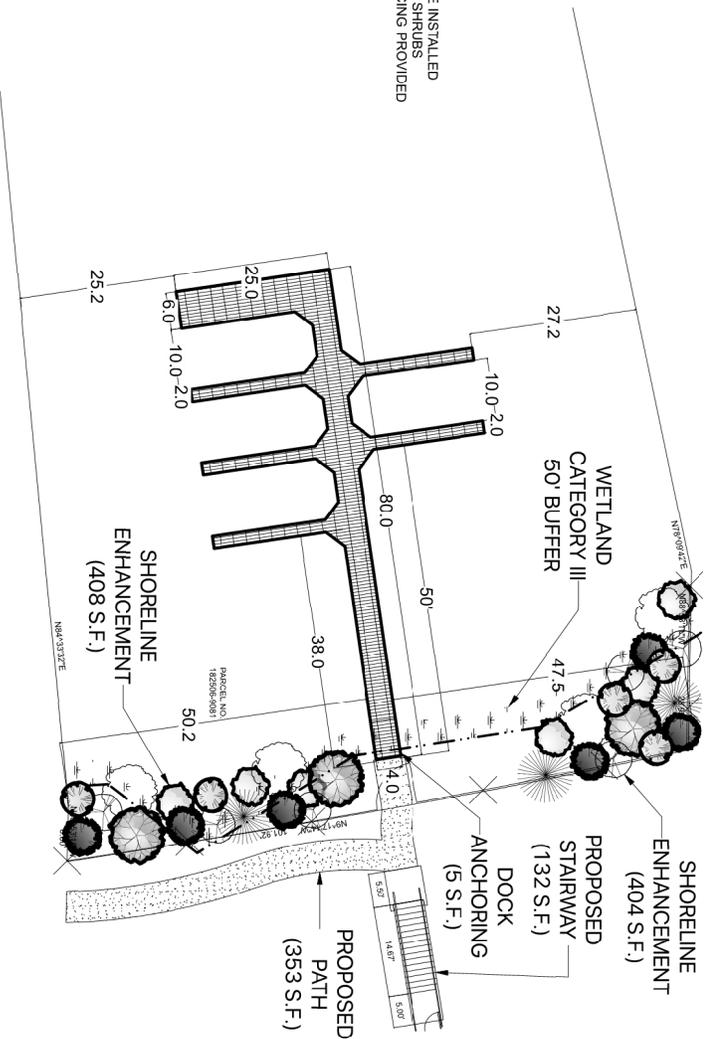
**CRITICAL AREAS STUDY AND MITIGATION PLAN MAP**  
**BURNSTEAD CONSTRUCTION COMPANY**  
**E LAKE SAMMAMISH NORTH DOCK**  
 PORTION OF SECTION 18, TOWNSHIP 25N, RANGE 6E, W.M.

Appendix 7 - Project Critical Areas Study and Mitigation Plan

SCALE: 1" = 20'



NOTE: GROUND COVER PLANTS WILL BE INSTALLED BENEATH THE ILLUSTRATED TREES AND SHRUBS ACCORDING TO THE APPROPRIATE SPACING PROVIDED IN THE PROPOSED MIGATION PLAN.



**LEGEND**

- OHWM (Orange and White Hatched Marking)
- WETLAND (Green Hatched Marking)
- FENCING (Dashed Line)

**PLANT ID KEY**

	Sitka willow	( <i>Salix sitchensis</i> )
	Western red cedar	( <i>Thuja plicata</i> )
	Paper birch	( <i>Betula papyrifera</i> )
	Snowberry	( <i>Symphoricarpos albus</i> )
	Red-osier dogwood	( <i>Cornus sericea</i> )
	Salal	( <i>Gaultheria shallon</i> )
	Nootka rose	( <i>Rosa nutkana</i> )

**Wetland Resources, Inc.**  
 Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

**CRITICAL AREAS STUDY AND MITIGATION PLAN MAP**  
**BURNSTEAD CONSTRUCTION COMPANY**  
**E LAKE SAMMAMISH NORTH DOCK**  
 Sammamish, Washington

Steve Burnstead Construction LLC  
 Attn: Leo Sluwer  
 11980 NE 24th Street  
 Bellevue, WA 98005

Sheet 2/2  
 WRI Job # 14201  
 Drawn by: S. Walters  
 Date: May 26, 2016