

## NOTICE OF PUBLIC HEARING

### ISSUANCE OF SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)

### ISSUANCE OF STAFF REPORT AND RECOMMENDATION TO CITY HEARING EXAMINER

### EMENS SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SSDP)

**DATE OF NOTICE: 10/19/2017**

**SEPA APPEAL DEADLINE: 11/09/2017 at 5:00 PM**

**PUBLIC HEARING DATE/TIME: 12/14/2017 at 10:00 AM**

**Notice is hereby given** that the City of Sammamish Hearing Examiner will conduct a public hearing on December 14, 2017 at 10:00 AM, or soon thereafter, regarding the Emens Private Residential Dock Shoreline Substantial Development Permit, City of Sammamish Permit SSDP2017-00254. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (City Hall Council Chambers).

**Description of proposal:** Request to demo an existing private dock and construct one 478 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 proposed project includes the installation of sixteen (16) 4-inch diameter galvanized steel pile and a complete dock surface area of 478 square feet. The dock structure will consist of a 4' by 109' walkway/pier with a 6' by 11' ell at the waterward end. The water depth at the end of proposed pier is 7.026' as measured. The proposal meets the City of Sammamish Shoreline Master Program (SMP) private dock dimensional standards of SMC 25.07.050. The dock is for owner use only and does not allow rented moorage. The property associated with the Project is located in the R-4 zone and within the Shoreline Jurisdiction of Lake Sammamish which is a Shoreline of Statewide Significance. The Project 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/EN2hNa642s/files>

**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 (Greg Emens) applied for the above project on April 7, 2017. The application was deemed as incomplete and additional information was required on April 28, 2017. The City deemed the application complete for processing on June 14, 2017. On June 26, 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 October 19, 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 26, 2017 through July 26, 2017.

**Applicant:** Greg Emens, property owner, 4109 East Lake Sammamish Parkway SE, Sammamish, WA 98075

**Public Comment Period:** June 26, 2017 through July 26, 2017 (30 days)

**Location:** 4109 East Lake Sammamish Parkway SE, Sammamish, WA 98075

**Tax Parcel Number:** 1724069014

**Existing Environmental Documents:** Project description, dock design/plans and SEPA checklist, Property Survey, Water Depth Survey.

**Staff Member Assigned:** Sung H. Lee, Associate Planner, Phone: 425-295-0526, Email: [slee@sammamish.us](mailto:slee@sammamish.us) Address: City of Sammamish City Hall, 801 228<sup>th</sup> 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: November 9, 2017 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.*