



**SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT
TEMPLEMAN SHARED USE DOCK – SSDP2017-00383**

**NOTICE OF PUBLIC HEARING
ISSUANCE OF STAFF REPORT AND RECOMMENDATION TO CITY HEARING EXAMINER
TEMPLEMAN SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SSDP)**

**DATE OF NOTICE: 08/27/2018
PUBLIC HEARING DATE/TIME: 09/28/2018 at 9:00 AM**

Notice is hereby given that the City of Sammamish Hearing Examiner will conduct a public hearing on September 28, 2018 at 9:00 am, or soon thereafter, regarding the Templeman Shared Use Dock Shoreline Substantial Development Permit, City of Sammamish Permit SSDP2017-00383. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (City Hall Council Chambers).

Description of proposal: Request to construct one 360 square foot grated surface shared use dock as defined by Sammamish Municipal Code (SMC) 25.02.010(29) and allowed under SMC 25.07.010. The dock will be owned and shared by four (4) residential lots located east of East Lake Sammamish Parkway NE. The proposal includes the installation of a shared use dock with a total length of 70' and a complete dock surface area of 360 square feet. The proposal meets the City of Sammamish Shoreline Master Program (SMP) 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 located 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/URVGjLjSJM>

Actions Included: Recommendation to Hearing Examiner on Shoreline Substantial Development Permit (Type 4 - Hearing Examiner)

Project Review: The applicant (Jason Templeman) applied for the above project on May 11, 2017. The application was deemed as incomplete and additional information was required on June 1, 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. A SEPA Threshold Determination was issued on May 22, 2018 with a 21-day appeal period ending June 12, 2018. No SEPA appeal was received during this appeal period. Following completion of project review this Notice of Public Hearing is issued on August 27, 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 June 26, 2017 through July 26, 2017.

Applicant: Jason Templeman, 2662 East Lake Sammamish Parkway NE, Sammamish, WA 98074

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

Location: Vacant Tract located between 2813 East Lake Sammamish Parkway NE and 2807 East Lake Sammamish Parkway NE, Sammamish, WA 98074

Tax Parcel Number: 202506TRCT

Existing Environmental Documents: Project description, dock design/plans and SEPA checklist, mitigation plan by Altmann Oliver Associates, LLC, and JARPA form.

Staff Member Assigned: Tracy Cui, AICP, Associate 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.

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.