



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

NOTICE OF 120 DAY CLOCK EXCEEDANCE FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SSDP) EAST LAKE SAMMAMISH TRAIL INGLEWOOD HILL PARKING LOT– SSDP2016-00414

Date of Notice: April 12, 2017

NOTICE IS HEREBY GIVEN in accordance with SMC 20.05.100(4) that the City of Sammamish will not meet the target of 120 days from the date this application was deemed complete to the time a decision will be made, in this case because it is a Type 4 Land Use Permit, the decision will be in the form of a Staff Recommendation to the Hearing Examiner. An application was received on October 19, 2016 requesting a Shoreline Substantial Development Permit (SSDP) to reconstruct and establish the Inglewood Hill Parking Lot into a 30-stall paved parking lot accessory to the East Lake Sammamish Trail, provide a public restroom facility, an information kiosk, an access ramp to serve the East Lake Sammamish Trail, and to develop 525 feet of the multi-use East Lake Sammamish Trail (to replace the existing interim trail) in the City of Sammamish. This interim trail will be widened to 12 feet of paved surface with 2-foot gravel shoulders and a 1-foot clear zone on both sides. The subject properties are located in the R-4 zone and in close proximity to Lake Sammamish which is a Shoreline of Statewide Significance. This proposal is located within the Lake Sammamish Shoreline Residential Environment Designation. The Notice of Application was issued on December 28, 2016 and the 30-day comment period ended on January 27, 2017. This is an informational notice only and there is no new comment period and no decision has been made.

In the event that City Staff is unable to meet this target time limit, SMC 20.05.100(4) dictates that the applicant shall be provided written notice that includes a statement as to why the target time limit has not been met and an estimated date for issuance of the Staff Recommendation. Reasons as to why Staff is unable to meet the target 120 day time limit are as follows:

1. East Lake Sammamish Trail Inglewood Hill Parking Lot Shoreline Substantial Development Permit (SSDP2016-00414) is a complex proposal requiring City Staff to utilize specialized City Consultants to provide adequate technical review;
2. This is a high profile project within the City of Sammamish and has generated a high volume of public involvement through public comment, phone calls, and in person conversation;
3. This application process has changed from a Type 2 to a Type 4 process due to approval of Ordinance O2016-410 and final approval by the Department of Ecology of the changes to the City's Shoreline Master Program; and
4. At least one more staff review is anticipated with a potential additional information request to the County prior to issuance of a Staff Recommendation and setting of a hearing date before the City's Hearing Examiner.

Staff anticipates processing of this application will proceed as follows:

1. Once the County responds to this first review letter, Staff anticipates the need for 30 days to review the County's response and provide additional review letters if necessary. It is anticipated that each subsequent City review will take up to 30 days;
2. Upon completion of final City review, it is anticipated that it will take up to 30 days to draft and issue Staff Recommendation to Hearing Examiner and issue Notice of Public Hearing; and
3. Public Hearing will begin no less than 14 days after the issuance of Staff Recommendation and Notice of Public Hearing.
4. It is anticipated that a decision will be made by the Hearing Examiner in Fall or Winter 2017.

In accordance with SMC 20.05.100(4), on April 12, 2017 the City issued this Notice of 120 Day Clock Exceedance by the following means: mailed notice to property owners within 2,000 feet of the subject site, mailed or emailed to all persons who submitted public comment during the comment period, one sign posted along the trail and one sign posted along East Lake Sammamish Parkway, and by placing a legal notice in the local newspaper. Project information is available on the City of Sammamish website: <https://www.sammamish.us/>

Staff Project Planner Assigned: Lindsey Ozbolt, Associate Planner P: 425-295-0527, E: lozbolt@sammamish.us.
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