



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 APPLICATION FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SSDP) / SEPA NOTIFICATION EMENS PRIVATE DOCK – SSDP2017-00254

Date of Notice: June 26, 2017

Public Comment Period: Ends July 26, 2017 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application on April 7, 2017 requesting a Shoreline Substantial Development Permit (SSDP) to demo an existing dock and construct a new 478 square feet single-family residential pier with a small el portion (6' x 11') at the end of moorage. The subject property is located in the R-4 zone and in close proximity to Lake Sammamish which is a Shoreline of Statewide Significance. This parcel is located within the Lake Sammamish Shoreline Residential Environment Designation.

In accordance with SMC 20.05.060, on June 26, 2017 the City issued this Notice of Application 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.

File Number: SSDP2017-00254

Date of Application: April 7, 2017

Date of Completeness Determination: June 14, 2017

Date of Notice of Application: June 26, 2017

Applicant: Greg Emens, 4109 East Lake Sammamish Pkwy SE, Sammamish, WA 98075, P: (425) 780-9455, E: gwe01@yahoo.com

Applicant Agent: Jay Irwin of Irwin Land Use Consulting, LLC., 702 Kentucky Street #707, Bellingham, WA 98225 , P: (360) 410-6745, E: irwinlanduse@gmail.com

Project Location: 4109 East Lake Sammamish Pkwy SE, Sammamish, WA 98075

Tax Parcel Number: 1724069014

Existing Environmental Documents Available for Review: Preliminary Plan Set and SEPA Checklist.

State Environmental Policy Act (SEPA) Review: Based on the submitted application, and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Staff Project Planner Assigned: Sung H. Lee, Associate Planner P: 425-295-0526, E: slee@sammamish.us.
Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075



Public Comment Period: A 30-day public comment period applies to this project. Public comment on this proposed Shoreline Substantial Development Permit (SSDP) will be accepted from June 26, 2017 through July 26, 2017 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

Interested persons are invited to submit written comments pertaining to the application no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, 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. 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.

Site Plan

