



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 PUBLIC HEARING and ISSUANCE OF STAFF REPORT AND RECOMMENDATION
SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SSDP)
EAST LAKE SAMMAMISH TRAIL INGLEWOOD HILL PARKING LOT
CITY OF SAMMAMISH FILE NUMBER: SSDP2016-00414**

DATE OF NOTICE: 09/29/2017

PUBLIC HEARING DATE & TIME: 10/30/2017 at 9:00 AM

Notice is hereby given that the City of Sammamish Hearing Examiner will convene a public hearing on October 30, 2017, at 9:00 a.m., or soon thereafter, regarding the East Lake Sammamish Trail Inglewood Hill Parking Lot - City of Sammamish File #SSDP2016-00414. The public hearing will take place at 801 – 228th Ave SE, Sammamish, WA (City Hall Council Chambers). If the hearing is not able to be completed by approximately 5 p.m. on the first day, it will be continued as needed to October 31 and November 1 and 2, 2017 which have been reserved as additional hearing dates. The hearing will be continued at the end of each day only as needed; this notice is not a guarantee that the hearing will need to be continued to all of the listed days. Due to facility scheduling conflicts on October 31, 2017 only, the hearing will end for the day at approximately 2:00 p.m. and will be continued to the next day, November 1, if needed.

Notice is further given that direct public testimony will be heard beginning at 1:00 p.m. on the first hearing day; the hearing will return to regular order at the completion of direct public testimony. There will not be a second opportunity for direct public testimony. In accordance with Rule of Procedure 312(a) time limits will be imposed on public testimony: A person testifying as a spokesperson for an organized group will be allotted 5 minutes; all other persons will be allotted three minutes. RoP 312(a) will be enforced: time is not cumulative and may not be traded or donated to another speaker; and testimony shall not be repetitious. Submittal of written hearing statements is encouraged, especially if you have lengthy or complex information to convey. Duplication of previously submitted comments is unnecessary as all such written comments will be entered into the hearing record. Written comments will be accepted until the end of the hearing.

NOTE ON PARKING AT CITY HALL:

The City is working to obtain additional off-site parking for this public hearing. The final parking plan will be available October 20th on the City's project webpage at <https://www.sammamish.us/government/departments/community-development/current-projects/east-lake-sammamish-trail-inglewood-hill-parking-lot/>. You may also contact City Hall at 425-295-0500 for information regarding available parking on or after October 20th. The City encourages the public to carpool as parking is limited.

East Lake Sammamish Trail Inglewood Hill Parking Lot - City of Sammamish File #SSDP2016-00414

Notice of Public Hearing and Issuance of Staff Report and Recommendation

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DESCRIPTION OF PROPOSAL

The King County Department of Natural Resources and Parks is proposing to reconstruct an approximate 525 foot long segment of the East Lake Sammamish Regional Trail and establish a 30-stall paved parking lot known as the Inglewood Hill Parking Lot as an accessory to the East Lake Sammamish Trail. The project also includes installation of a public restroom facility, an information kiosk, an access ramp to connect the parking area and restroom to the East Lake Sammamish Trail, and infrastructure improvements and adjustments associated with the project. The current interim trail condition 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 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://www.sammamish.us/government/departments/community-development/current-projects/east-lake-sammamish-trail-inglewood-hill-parking-lot/>

PROPOSAL AND HEARING DETAILS

Decision Required: Shoreline Substantial Development Permit (SSDP) – Type 4 Decision

Decision Authority: City of Sammamish Hearing Examiner on Community Development Department Recommendation

Recommendation to Hearing Examiner: Conditional Approval of the Shoreline Substantial Development Permit

Project Review: The applicant (King County Department of Natural Resources and Parks) applied for the above project on October 19, 2016. The City deemed the application complete for processing on December 13, 2016. On December 28, 2016, the City issued a Notice of Application with a 30-day comment period.

Following completion of project review this Notice of Public Hearing and Staff Report is issued on September 29, 2017 by the following means: mailed notice to property owners within 2,000 feet of the subject site, two signs posted on the subject site, emailed notification through the Government Alert System, and by placing a legal notice in the local newspaper. The 30-day public comment period for this proposal was December 28, 2016 through January 27, 2017.

Applicant: Gina Auld, King County Department of Natural Resources and Parks, 201 South Jackson Street, Suite 700, Seattle, WA 98104 P: 206-477-4552, E: gina.auld@kingcounty.gov

Applicant Agent: Jenny Bailey, Parametrix, 719 2nd Avenue, Suite 200, Seattle, WA 98104, P: 206-394-3656, E: jbailey@parametrix.com

Public Comment Period: December 28, 2016 through January 27, 2017 (30 days)

Location: The proposed development consists of six (6) parcels, one (1) of which is King County ROW, used as an informal parking lot and interim trail; located west of East Lake Sammamish Parkway NE between the intersection of Inglewood Hill Road and East Lake Sammamish Parkway NE and South of Kokomo Drive in Sammamish, WA; within the SW ¼ of Section 29, Township 25 North, Range 6 East, W.M.

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Tax Parcel Number(s): 3575300260, 3575300340, 3575300365, 3575300370, 3575300460, and 2925069007.

Supporting Environmental Documents: Revised 60% Preliminary Project Plans, Property Boundary and Topographic Survey, Final Environmental Impact Statement, SEPA Narrative, JARPA, Revised Critical Areas Study dated July 2017, Intro to Mitigation Sequencing Compliance, Mitigation Sequencing Compliance Narrative, Section 106 Programmatic Agreement, Revised Tree Preservation Plans, Tree Inventory and Arborist Report, Trail Demand Memorandum, Trail Width Memorandum, Revised Preliminary Illumination Technical Memo, Preliminary Technical Information Report, and other information included in the project file.

Staff Member Assigned: Lindsey Ozbolt, Associate Planner, P: 425-295-0527, E: lozbolt@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, hearing, recommendation, 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.