



Department of Community Development

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

December 23, 2016

King County Dept. of Natural Resources and Parks
Attn: Gina Auld
201 South Jackson Street, Suite 700
Seattle, WA 98104-3855
gina.auld@kingcounty.gov

RE: Letter of Clarification Regarding the Notice of Complete Application dated December 13, 2016 – East Lake Sammamish Trail Inglewood Parking Lot SSDP2016-00414

Dear Ms. Auld,

This letter is intended to provide clarification to the East Lake Sammamish Trail Inglewood Parking Lot SSDP2016-00414 Notice of Complete Application issued by the City of Sammamish on December 13, 2016. The City does not issue a Notice of Complete Application until such time that all requirements of SMC 20.05.040 Application requirements have been met. A Notice of Complete Application has been issued and the City has determined all application requirements have been met. Project review has begun and the Notice of Application is scheduled to be issued on December 28, 2016.

On October 19, 2016, King County filed the Shoreline Substantial Development Permit application referenced above ("SSDP Application"), which proposes work on six (6) King County Tax Parcels: 357530-0260, 357530-0340, 357530-0365, 357530-0370, 357530-0460 (collectively, the "Parking Lot Parcels") and 292506-9007 (the "Corridor Parcel"). This letter is sent to inform King County that for the Parking Lot Parcels, the title reports submitted on November 30, 2016 satisfy the criteria in 20.05.040(2)(d) and substantiate that King County has the necessary property rights interests in the Parking Lot Parcels to pursue the project proposed in the SSDP Application.

Further, City legal counsel has determined that, for the Corridor Parcel, the information submitted on November 30, 2016 has made a title report unnecessary, pursuant to 20.05.040(3); and has substantiated that King County has the necessary property rights interests in the Corridor Parcel to pursue the project proposed in the SSDP Application. A Judgment entered by the Hon. Marsha Pechman, a judge of the U.S. District Court for the Western District of Washington at Seattle, in cause no. 2:15-cv-00284-MJP, verifies that that the Corridor Parcel is under King County control and use, "free and clear of all claims by the Plaintiffs." The Judgment also confirms that King County has fee simple title to a portion of the Corridor Parcel and a prescriptive easement in other portions of the Corridor Parcel. For

the SSDP Application, both the fee simple and prescriptive rights are acceptable property interests for the proposed use.

If you have any questions regarding this clarification letter or regarding review of the project proposal, please contact me at 425.295.0527 or by email at lozbolt@sammamish.us.

Sincerely,



Lindsey Ozbolt
Associate Planner
Community Development Department
City of Sammamish
425-295-0527
lozbolt@sammamish.us

Enclosure: East Lake Sammamish Trail Inglewood Parking Lot SSDP2016-00414 –
Notice of Complete Application

cc: Jeffrey Thomas, Community Development Director	<i>via email</i>
David Pyle, Community Development Deputy Director	<i>via email</i>
Steve Leniszewski, Public Works Director	<i>via email</i>
Tawni Dalziel, Public Works Senior Stormwater Program Manager	<i>via email</i>
David Linehan, Kenyon Disend, PLLC	<i>via email</i>
Kim Pratt, Kenyon Disend, PLLC	<i>via email</i>
Barbara Flemming, King County Sr. Deputy Prosecuting Attorney	<i>via email</i>
Frank Overton, King County Parks Capital Project Managing Supervisor	<i>via email</i>
Jenny Bailey, Parametrix Project File	<i>via email</i>



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RE: East Lake Sammamish Trail Inglewood Parking Lot SSDP2016-00414 – Notice of Complete Application

Dear Ms. Auld,

Thank you for applying to the City of Sammamish for a Shoreline Substantial Development Permit regarding the East Lake Sammamish Trail Inglewood Parking Lot. The Department of Community Development has reviewed your original submitted materials dated October 19, 2016 and the additional information submitted on November 30, 2016 and has determined that the application is now **complete**. Consequently, this letter is intended to identify who your application has been assigned to as the City's project manager, inform you of the project's vesting date, and outline the next steps being taken in review of the project.

Project Manager – The City of Sammamish project manager assigned to your Shoreline Substantial Development Permit is myself, Lindsey Ozbolt (contact information listed below).

Vesting – The Planning Division has received the documents necessary to begin reviewing your request. This letter of completeness results in the establishment of your vesting date, **November 30, 2016**, which is the date the City received all information necessary to deem your application complete. During analysis of your application, should the City determine that further information is necessary, you will be notified with a request for additional information. It is important that you provide all requested information as files will not be further processed and will be considered pending until such time we have received the information requested or the deadline for submittal has lapsed and your application is cancelled.

Project Review – Currently your application will be processed as a type two (2) permit pursuant to Sammamish Municipal Code Chapter 20.05. A Notice of Application / Notice of EIS adoption by reference will be prepared and issued within 14 days of this Notice of Complete Application. There is a 30-day public comment period associated with the Notice of Application. Once review of the application is complete, City staff will prepare a Staff Report / Administrative Decision and issue a Notice of Decision. Since your application is for a Shoreline Substantial Development Permit, the City's Administrative Decision is appealable to the State Shoreline Hearings Board.

Please be aware that the City of Sammamish has proposed to change Shoreline Substantial Development Permits to a type four (4) process through adopted Ordinance O2016-410. The City is currently waiting on the Department of Ecology's decision regarding approval of the amendments in Ordinance O2016-410. Applications do not vest to procedural regulations, therefore, your application may be changed to a type four (4) process should the Department of Ecology approve the City's changes to the Shoreline Master Program prior to an Administrative Decision being made. The type four (4) process includes a Staff Recommendation and Final Decision by the City's Hearing Examiner rather than an Administrative

Decision. An appeal of a type four (4) Shoreline Substantial Development Permit decision would be with the State Shoreline Hearings Board.

Applications are processed in the order they are received within an established legal framework. The City will make every effort to expedite the processing of your application. However, the time it takes to process your application will depend on the workload and resources available.

If you have any questions regarding the information presented in this letter or regarding review of the project proposal, please contact me at 425.295.0527 or by email at lozbolt@sammamish.us.

Sincerely,



Lindsey Ozbolt
Associate Planner
Community Development Department
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Project File	