



**NOTICE OF PUBLIC HEARING – SEPA DETERMINATION OF NON-SIGNIFICANCE  
PRELIMINARY SUBDIVISION (PSUB)  
FILE NO.: PSUB2024-00568 Bright O’Neil Subdivision**

**Date of Notice:** May 08, 2025

**SEPA DNS Appeal Period Ends:** May 29, 2025

**Public Hearing:** June 18, 2025, at 10:00 a.m.

**Location of Virtual Hearing:** <https://www.sammamish.us/news/events/>

**NOTICE IS HERBY GIVEN:** that the City of Sammamish Department of Community Development issued a staff report in conjunction with a recommendation to the Hearing Examiner to grant preliminary approval of the Bright O’Neil 10-Lot Subdivision, PSUB2024-00568. A copy of the Staff Report and all exhibits can be found here: <https://spaces.hightail.com/space/7iuy4yMwiP>. The Hearing Examiner will conduct a virtual public hearing on June 18, 2025, at 10:00 a.m.

**Project Description:** The applicant proposes to subdivide three (3) existing parcels totaling approximately 3.46 acres located in the R-6 zone into 10 single family lots. Two existing single homes are proposed to be removed and access to all new residences will be provided via a new public road.

**SEPA Threshold Determination:** A SEPA Threshold Determination of Non-Significance was issued on May 08, 2025 through the SEPA Optional DNS Process, pursuant to WAC 197-11-355.

**Actions Included:** Recommendation by Director, hearing and decision by Hearing Examiner (Type 3 - Application)

**Project Location:** 22004 & 22026 SE 4TH ST, Sammamish, WA 98074  
(Parcel #'s: 332506-9056, 332506-9061, and 332506-9063)

**Property Owner:** MNJA INVESTMENTS LLC

**Plattor:** American Classic Homes, 9675 SE 36th St Ste 105, Mercer Island, WA 98040

**Plattor’s Agent:** Justin Lagers, (P) 253-405-5587, (E) [justin@americanclassichomes.com](mailto:justin@americanclassichomes.com)

**Environmental Documents Available:** Arborist Report, Critical Area Study, SEPA DNS, and Geotechnical Report

**Staff Member Assigned:** Jasvir Singh, Senior Land Use Planner, [JSingh@sammamish.us](mailto:JSingh@sammamish.us)

Inquiries regarding the application, SEPA determination, staff decision 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. 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.

**SEPA Appeal Process:** Per SMC 21.09.020.H. and 21.09.030.L, appeals must be submitted in writing with the appropriate filing fee and received by 5pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall or are available upon request at (425) 295-0500. Appeal of the Project SEPA DNS must be received at the address above by: May 29, 2025, at 5:00 pm.

**Hearing Information:** The hearing will be held **virtually online on June 18, 2025 at 10:00 am**. Instructions to access the virtual meeting are on the City’s website by selecting the hearing date at <https://www.sammamish.us/news/events/> or are also available upon request at (425) 295-0500. Any additional inquiries may be directed to the Staff Project Planner.