

NOTICE OF DECISION

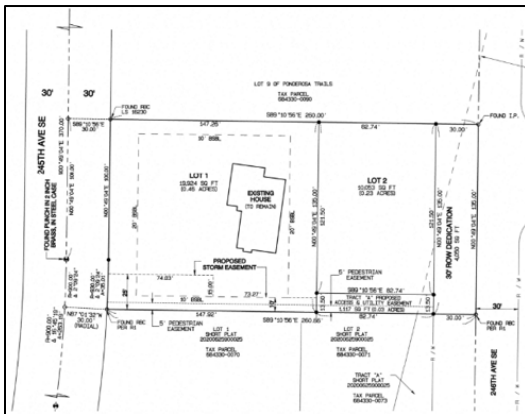
JONES PRELIMINARY SHORT SUBDIVISION | FILE NO.: PSHP2025-00700

Date of Notice: September 16, 2026

Appeal Period: September 16, 2026, to October 7, 2026, at 5 p.m.

NOTICE IS HERBY GIVEN that on September 16, 2026, APPROVAL WITH CONDITIONS was granted by the Department of Community Development for the Jones Preliminary Short Subdivision. The proposal is to subdivide a 0.81-acre parcel within the R-4 zoning district into two (2) single-family residential lots. The existing single-family residence located on the property will be retained and a second lot with a new single-family residence will be constructed. Access to Lot 1 will continue with the existing access from 245th Avenue SE, while Lot 2 will be accessed from 246th Avenue SE through new Tract A.

Online documents: A copy of the staff report, plan set, and supporting exhibits—excluding this notice—can be accessed through the following link: <https://spaces.hightail.com/space/toHhwbuv8w>



SEPA Threshold Determination: This project was deemed to be categorically exempt from SEPA pursuant to SMC 21.09.030.C.1.a., in that the project would result in less than 20 new residential dwelling units.

Project Location: 2018 245TH AVE SE, Sammamish, WA 98075
(Parcel #: 684330-0080)

Property Owner's: SEATTLE RE HOLDINGS LLC

Property Owner's Agent:
AZURE GREEN CONSULTANTS – Robert Trivitt
(P) (253)770-3144, (E) rob@mailagc.com

Date of Application: 10/14/2025

Date of Completeness Determination: 11/11/2025

Date of Notice of Application: 11/25/2025

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

City Project Manager: Lorin Robertson, (P) 425-295-0534, (E) Lrobertson@sammamish.us

Appeal Period: September 16, 2026, to October 7, 2026, until 5:00pm. This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Municipal Code (SMC) 21.09.020.H and (SMC) 21.09.030.L. Appeals must be submitted in writing with the appropriate filing fee and received by 5:00 p.m. 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.

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 21.09.040. 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.