



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

NOTICE OF APPLICATIONS QUASI-JUDICIAL REZONINGS / SEPA NOTIFICATIONS ZONR2025-00701 SE 4th STREET & ZONR2025-00716 SEVERSON PARCEL

ZONR2025-00701: SE 4th STREET REZONE <ul style="list-style-type: none">▪ Date of Complete Application: 10/09/2025▪ Date of Completeness Determination: 11/06/2025	ZONR2025-00716: SEVERSON PARCEL REZONE <ul style="list-style-type: none">▪ Date of Complete Application: 10/23/2025▪ Date of Completeness Determination: 11/12/2025
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Date of Notice: 11/20/2025

PROJECT DESCRIPTION: The owners of four parcels - 332506-9176, 332506-9028, 332506-9041, 332506-9060 - near SE 4th ST in Sammamish, Washington, are requesting a zoning change from the City of Sammamish. Their properties, totaling about 5.55 acres, are currently zoned R-1 (residential, maximum 1 dwelling unit per acre). They propose to rezone to R-4 (residential, maximum 4 dwelling units per acre) to match nearby properties density (SMC 21.09.100.G).

The owner of parcel # 332506-9059 also requested that the property be included in a bundled rezone with adjacent parcels. Since the parcel does not currently adjoin a higher zoning designation, a separate application is required to rezone the property from R-1 to R-4. The Severson Rezone application will be reviewed concurrently with ZONR2025-00701. Approval of the Severson application is contingent upon the SE 4th ST rezone, which would establish R-4 zoning adjacent to the Severson property. To streamline the process, the Notice of Application for both rezoning requests is being consolidated into a single notice, as the project sites are located in close proximity and are being managed by the same applicant, Tri Pointe Homes.

The applications are classified as a Type 3 Land Use Decision and are subject to review and approval by the Hearing Examiner, as it involves a proposed change to the City of Sammamish's official zoning map.

Rezoning do not include any approvals for development or any other physical changes to the properties.

Link to Online Application Documents: <https://spaces.hightail.com/space/wAAQe91xg>

Project Location:

22017 SE 4TH ST, Sammamish, WA 98075
22021 SE 4TH ST, Sammamish, WA 98075
22037 SE 4TH ST, Sammamish, WA 98075
22055 SE 4TH ST, Sammamish, WA 98075
22065 SE 4TH ST, Sammamish, WA 98075

Parcels: 332506-9176, 332506-9028, 332506-9041, 332506-9060, and 332506-9059

Property Owner's Representative:

Barbara Yarrington (Tri Pointe Homes)
(P) (425)452-6546, (E) barbara.yarrington@tripointehomes.com

Public Comment Period: 11/20/2025 – 12/11/2025

City Project Manager: Jasvir Singh,
(P) 425-295-0506, (E) JSingh@sammamish.us





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During the public comment period, comments may be sent to the City Project Manager in writing or via email. 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 Sammamish City Hall during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.: City of Sammamish City Hall, Permit Center, 801 228th Avenue SE, Sammamish, Washington 98075.

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.

Existing Environmental Documents Available for Review: Critical Area Reconnaissance Report and SEPA Checklist

State Environmental Policy Act (SEPA) Review: Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance (DNS) for this proposal and the Optional DNS process as specified in WAC 197-11-340 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.