City of Sammamish Washington
Department of Community Development
801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

STATE ENVIRONMENTAL POLICY ACT (SEPA)
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

SDT2026-00367 MCPHERSON RESIDENCE

Date of Issuance: November 3, 2026

Project Description: The applicant proposes to construct a single-family residence on an undeveloped, forested parcel that will be assigned the address 5175 192nd PL NE (associated building permit BLD2023-01970). The property contains a Class III (isolated) wetland totaling approximately 624 square feet. The proposed area of disturbance extends into the wetland buffer; however, the applicant proposes to protect the wetland itself during and after construction. To accommodate the proposed development and associated buffer disturbance, the applicant proposes to utilize the Wetlands Development Flexibilities provisions of SMC 21.03.020.Y.5.A, which allow an exemption from the wetland avoidance sequencing requirements of SMC 21.03.020.K.1.a.

Applicant/Proponent: Katherine Zeim, (P) 206-850-9323, (E) kathyzeim@gmail.com

Project Location: KC Parcel – 182506-9080

Lead Agency: City of Sammamish, Department of Community Development
Online Documents: https://spaces.hightail.com/space/5Zj3aMNCgJ

The lead agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include the following mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The required mitigation measures are detailed below, and the Environmental Checklist, Critical Areas Report, and Washington State Department of Ecology guidance letter are available through the online documents link provided above.

Context, Facts, and Findings:

One (1) small slope wetland was identified onsite at a terrace where the topography levels out before becoming steeper again. This feature is isolated and is not connected to any other wetland or stream through aboveground connections. This feature occurs within a low point between ridges. The topographic low point was followed to the south end of the parcel evaluating the extent of the slope wetland up the hill. Several pipes (small, 6” diameter or small, black plastic corrugated pipes) are present near the top of the slope just downhill of the adjacent homes that suggest the runoff, including the roof runoff, from the uphill homes is being routed into direct discharges onto this site. No wetland conditions were found elsewhere onsite beyond the delineated feature.

The project will indirectly impact the wetland with mitigation provided through the purchase of 0.0073 credits from the Keller Farm Mitigation Bank. No fill will be placed within the wetland, but buffer impacts beyond what the code typically allows are necessary to accommodate the Project. No onsite mitigation actions will be completed. The remainder of the Site, except for the area targeted for home construction, will remain undeveloped. The use of KFMB for wetland impacts is allowed under SMC 21.03.020.V.4.a.iii.

On October 6, 2026, the City of Sammamish (City) requested assistance from the Department of Ecology (Ecology) in reviewing the McPherson Property Project Bank Use Plan (BUP), dated November 21, 2025. Ecology was asked

to provide input as to whether 0.0073 credits from the Keller Farm Mitigation Bank (Bank) would adequately compensate for the project's 634 square feet (0.0146 acres) of permanent, indirect wetland impacts.

Ecology conducted a review of the McPherson BUP and compared it to the BUP template[i] issued by the Interagency Review Team[ii] and the Wetland Mitigation in Washington State Part 1: Agency Policies and Guidance[iii] (Joint Guidance). On October 14, 2026, the City provided the McPherson Property Critical Areas Report (CAR), dated November 21, 2025 (revised March 11, 2026), to further supplement Ecology's review of the project.

Based on Ecology's comparison of the information provided in the BUP and CAR to the BUP template and Joint Guidance, the wetland and other aquatic resources functions provided by the Bank would adequately compensate for the permanent, indirect wetland impacts at the McPherson property. The proposed debit ratio of 0.5:1 is also consistent with the Joint Guidance which recommends compensation for indirect wetland impacts at one-half of the recommended ratio for permanent impacts.

Condition of Approval for Mitigating Environmental Impacts:

Mitigation Measures:

- Prior to issuance of the Building Permit:
  - The purchase of 0.0073 mitigation credits from Keller Farm Mitigation Bank.
  - Proof of purchase will be provided to the City of Sammamish.

The MDNS is issued in accordance with WAC 197-11. 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 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 (November 17, 2026) 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.

Jasvir Singh

11/03/2026

SEPA Responsible Official — Date

City Contact Person:
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SEPA Responsible Official:
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[i] https://fortress.wa.gov/ecy/ezshare/sea/MitigationBanking/Templates/BankUsePlan.docx

[ii] The IRT for Washington State includes standing members representing the U.S. Army Corps of Engineers (Corps), U.S. Environmental Protection Agency (EPA), and Washington State Department of Ecology (Ecology). The IRT oversees the certification, implementation, and management of wetland mitigation banks.

[iii] https://apps.ecology.wa.gov/publications/documents/2106003.pdf