



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 APPLICATION PRELIMINARY SHORT PLAT/ SEPA NOTIFICATION PSHP2025-00089 - MARCOUILLER GIRARD 2 LOT SHORT PLAT

Date of Complete Application: 2/18/2025

Date of Completeness Determination: 10/7/2025

Date of Notice: 10/20/2025

PROJECT DESCRIPTION: The applicant is proposing to subdivide the existing R-4 zoned parcel totaling 3.27 acres into two lots for single-family residential development, the existing home is to remain on Lot 1. The project takes access from 236th Ave NE. The property is located at 1838 236th Ave NE in the City of Sammamish, Washington.

Application Documents Link:

<https://spaces.hightail.com/space/3JAWB1P62G>

Project Location: 1838 236th Ave NE, Sammamish, WA 98074

Parcel: 272506-9161

Owner/Applicant: Stephane & Gira Marcouiller

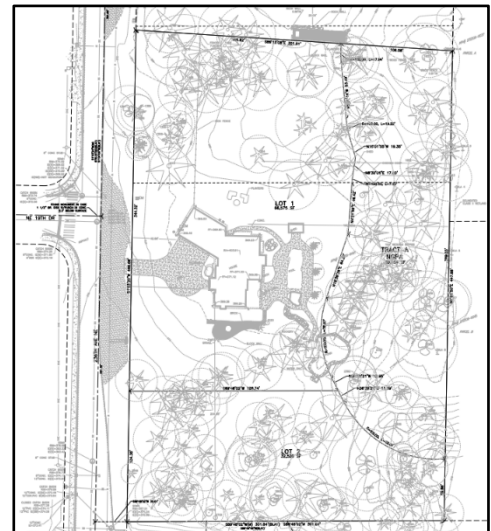
Applicant's Representative: Mark Plog – Plog Engineering, PLLC

(P) (206)-420-7130, (E) mark@plogengineering.com

Public Comment Period: 10/20/2025 – 11/10/2025 at 5 p.m.

Planning Project Manager: Quin L. Williamson

(P) (206)-677-0043, (E) QWilliamson@sammamish.us



During the public comment period, comments can 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 Areas Study, Arborist Report, Geotechnical Report, SEPA Checklist, Critical Area Affidavit.

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 197-11-355 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.