



Department of Community Development

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

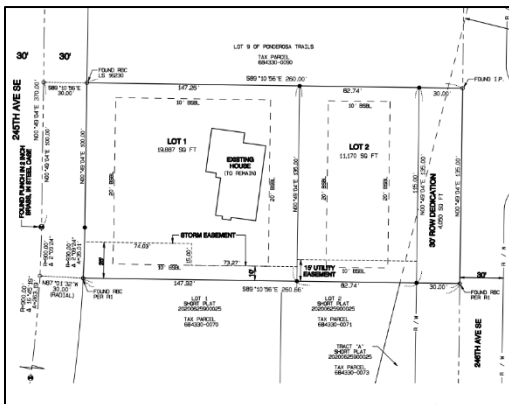
NOTICE OF APPLICATION: PRELIMINARY SHORT PLAT/ SEPA NOTIFICATION PSHP2025-00700 - PRELIMINARY SHORT PLAT - JONES

Date of Complete Application: 10/14/2025

Date of Completeness Determination: 11/11/2025

Date of Notice: 11/25/2025

PROJECT DESCRIPTION: The proposed project is essentially a resubmittal of a preliminary short plat application that has recently expired. Under application PSHP2016-00554, the preliminary short plat received approval, along with site development related permits SDP2019-04754 and ROW2020-05777. Onsite and frontage improvements were constructed to approximately 95% completion; however, the preliminary short plat approval expired before the improvements could be fully completed. The applicant has now submitted a revised preliminary short plat application to subdivide the existing 0.81-acre parcel into 2 single-family residential lots, instead of three lots as originally proposed under the prior application. The existing home will remain on Lot 1, with continued access from 245th Avenue SE, while the newly created lot will be accessed from 246th Ave SE.



Documents Link: <https://spaces.hightail.com/space/6IQ5MdSNGg>

Project Location: 2018 245th Ave SE, Sammamish, WA 98075

Parcel: 684330-0080

Property Owner: Seattle Re Holdings LLC

Property Owner's Representative: Robert Trivitt – Azure Green Consultants

(P) (253) 770-3144, (E) rob@mailagc.com

Public Comment Period: 11/25/2025 – 12/16/2025 at 5 p.m.

Planning Project Manager: Jasvir Singh

(P) (425)-295-0506, (E) JSingh@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.

Environmental Documents: Critical Areas Study, Arborist Report, Geotechnical 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.