

NOTICE OF PUBLIC HEARING
STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE
QUASI-JUDICIAL REZONINGS (ZONR)
FILE NO.: ZONR2025-00701 SE 4TH STREET & ZONR2025-00716 SEVERSON PARCEL

Location of Virtual Hearing: <https://www.sammamish.us/news/events/>

Date of Notice: March 27, 2026

SEPA DNS Appeal Period Ends: April 17, 2026, at 5 p.m.

Public Hearing: June 26, 2026, at 10 a.m.

NOTICE IS HERBY GIVEN: that the City of Sammamish Department of Community Development issued a staff report in conjunction with a recommendation to the Hearing Examiner to approve the **SE 4TH STREET REZONE** (ZONR2025-00701) and the **SEVERSON PARCEL REZONE** (ZONR2025-00716). A copy of the Staff Report and all exhibits can be found here: <https://spaces.hightail.com/space/wAAAqe91xg>. The Hearing Examiner will conduct a virtual public hearing on June 26, 2026, at 10 am.

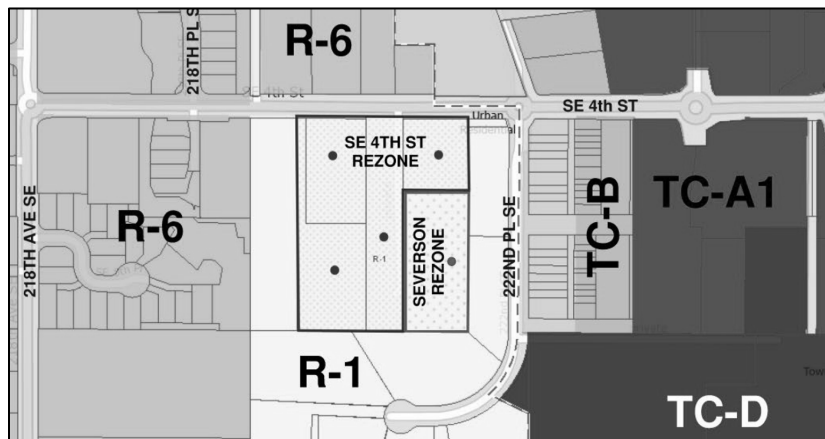
PROJECT DESCRIPTION: The owners of four parcels - 332506-9176, 332506-9028, 332506-9041, 332506-9060 - near SE 4th ST in Sammamish, Washington, are requesting a zoning change from the City of Sammamish. Their properties, totaling about 5.55 acres, are currently zoned R-1 (residential, maximum 1 dwelling 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 (Severson) also requested that their R-1 zoned property be included in a bundled rezone with adjacent parcels. Since the parcel does not currently adjoin a higher zoning designation, a separate application was required to rezone the property from R-1 to R-4. The Severson Rezone application was 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 was 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 application is classified as a Type 3 Land Use Decision and is subject to review and approval by the Hearing Examiner, as it involves a proposed change to the City of Sammamish’s official zoning map. Rezonings do not include any approvals for development or any other physical changes to the properties.

SEPA THRESHOLD DETERMINATION: Determination of Non-Significance (DNS) was issued on March 27, 2026.

ACTIONS INCLUDED: Recommendation by Director, hearing and decision by Hearing Examiner (Type 3 - Application)





Department of Community Development

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

Project Location: 22017 SE 4TH ST, Sammamish, WA 98075 (Parcel #: 332506-9176)
22021 SE 4TH ST, Sammamish, WA 98075 (Parcel #: 332506-9028)
22037 SE 4TH ST, Sammamish, WA 98075 (Parcel #: 332506-9041)
22055 SE 4TH ST, Sammamish, WA 98075 (Parcel #: 332506-9060)
22065 SE 4TH ST, Sammamish, WA 98075 (Parcel #: 332506-9059)

Property Owner's Representative: Barbara Yarrington (Tri Pointe Homes), (P) (425)452-6546, (E) barbara.yarrington@tripointehomes.com

Online Documents: <https://spaces.hightail.com/space/wAAAqe91xg>

Environmental Documents: Critical Areas Report, SEPA Checklist, and SEPA Determination of Non-Significance

Staff Member Assigned: Jasvir Singh, Senior Land Use Planner, JSingh@sammamish.us

Inquiries regarding the application, SEPA determination, staff decision recommendation, 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. 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.

SEPA Appeal Process: Per 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 pm 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. Appeal of the Project SEPA DNS must be received at the address above by: April 17, 2026, at 5 p.m.

Hearing Information: The hearing will be held virtually online on June 26, 2026, at 10 a.m. Instructions to access the virtual meeting are on the City's website by selecting the hearing date at <https://www.sammamish.us/news/events/> or are also available upon request at (425) 295-0500. Any additional inquiries may be directed to the Staff Member Assigned to the project.