

**STATE ENVIRONMENTAL POLICY ACT (SEPA)**  
**DETERMINATION OF NON-SIGNIFICANCE (DNS)**

Amendments to Title 21 of the Sammamish Municipal Code

**Date of Issuance:** January 20, 2026

**Project Description:** The City of Sammamish is amending SMC Title 21 to correct minor errors, clarify intent, align with state law requirements, and improve outcomes of code implementation. Amendments include adding or clarifying definitions; removing redundancies, clarifying language, and amending building footprint restrictions; reverting Shoreline Substantial Development Permits back to a Type 2 land use decision; correcting comment period inconsistencies for Notice of Applications; and adding flexibility in timing for approved land use applications. There are no amendments to Chapter 21.07 SMC – Town Center.

**Applicant/Proponent:** City of Sammamish, Department of Community Development

**Project Location:** Proposed changes will apply within the corporate boundaries of the City

**Lead Agency:** City of Sammamish, Department of Community Development

**Online Documents:** <https://spaces.hightail.com/space/RiVghwo8Wa>

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment in that the Comprehensive Plan and implementing development regulations by themselves do not authorize development projects to move forward and do not constitute an alteration to the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the completed environmental checklist on file with the lead agency. This information is available at the website listed above, as well as upon request.

The DNS is issued in accordance with WAC 197-11-340(2). **Comments must be submitted in writing at <https://sammamish.jotform.com/260124910812851> by 5:00 p.m. on February 3, 2026.**

The lead agency will not act on this proposal for 14 days from the date listed below.

Pursuant to SMC 21.09.030.L.1.d., there is no administrative appeal process for this action.

**SEPA Responsible Official:**

Avril Baty, Current Planning & Permit Center Manager  
Department of Community Development  
801 228<sup>th</sup> Avenue SE  
Sammamish, WA 98075  
[ABaty@sammamish.us](mailto:ABaty@sammamish.us)

**City Contact Person:**

Miryam Laytner, Planning Manager  
Department of Community Development  
801 228<sup>th</sup> Avenue SE  
Sammamish, WA 98075  
[mlaytner@sammamish.us](mailto:mlaytner@sammamish.us)