



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/SEPA OPTIONAL DETERMINATION OF NON-SIGNIFICANCE SDT2026-00367 MCPHERSON RESIDENCE

Date of Complete Application: 07/21/2026

Date of Completeness Determination: 08/05/2026

Date of Notice: 08/19/2026

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.

Link to Online Application Documents:

<https://spaces.hightail.com/space/5Zi3aMNCgJ>

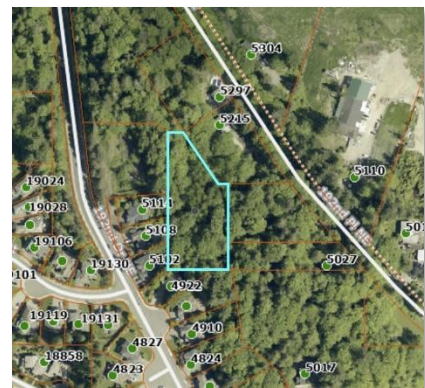
Project Location: KC Parcel – 182506-9080

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

Public Comment Period: 08/19/2025 - 09/09/2026 at 5 p.m.

Planning Project Manager: Quin L. Williamson,
(P) 425-295-0561, (E) QWilliamson@sammamish.us

During the public comment period, comments must 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 Area Affidavit, Critical Area Study, Plan Set, Project Narrative, and SEPA Checklist.

State Environmental Policy Act (SEPA) Review: The City of Sammamish has reviewed the proposal for probable adverse environmental impacts and expects to issue a mitigated determination of non-significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This process integrates the comment period for the Notice of Application and SEPA. This may be the only opportunity to comment on the environmental impacts of the proposal.