



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 SDT2025-00581 LEISURE PINE LAKE SINGLE-FAMILY RESIDENCE

Date of Complete Application: 08/28/2025

Date of Completeness Determination: 10/01/2025

Date of Notice: 11/03/2025

PROJECT DESCRIPTION: The applicant proposes to construct a single-family home and to grade a future building pad on an undeveloped forested parcel without an address (associated building permit BLD2025-01804). The property contains two Class III (isolated) wetlands totaling approximately 327 square feet. To do this, the applicant proposes the two existing wetlands be filled in accordance with the Wetlands Development Flexibilities of SMC 21.030.020.Y.5.A, which allows exemption from the avoidance sequencing provisions of SMC 21.03.020.K.1.a.



Link to Online Application Documents:

<https://spaces.hightail.com/space/7V7XW3fpko>

Project Location: KC Parcel – 092406-9092

Applicant(s): John Farleigh, (P) (206)-450-3068, (E)

JOHNF@CECILNASSOC.COM

Public Comment Period: 11/03/2025 - 11/24/2025 at 5 p.m.

Planning Project Manager: Quin L. Williamson,

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

During the public comment period, comments 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.