

NOTICE OF DECISION

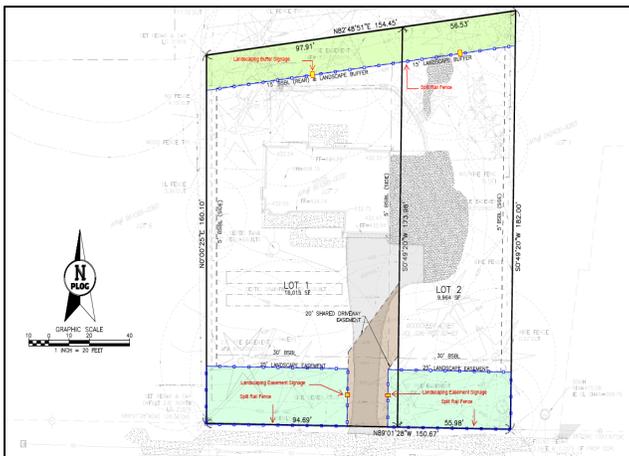
CHEN PRELIMINARY SHORT SUBDIVISION | FILE NO.: PSHP2024-00701

Date of Notice: February 19, 2026

Appeal Period: February 19, 2026, to March 12, 2026, at 5 p.m.

NOTICE IS HERBY GIVEN that on February 19, 2026, APPROVAL WITH CONDITIONS was granted by the Department of Community Development for the Chen Preliminary Short Subdivision. The proposal is to subdivide a 0.60-acre parcel within the R-4 zoning district into two (2) single-family residential lots. Lot 1 will retain the existing single-family home, while Lot 2 is designated for the construction of a new residential dwelling. Access to both lots will be provided through a shared driveway connecting to SE 20th Street.

Online documents: A copy of the staff report, plan set, and supporting exhibits—excluding this notice—can be accessed through the following link: <https://spaces.hightail.com/space/NmrqxqEyUC2>



SEPA Threshold Determination: The project is categorically SEPA exempt pursuant to SMC 21.09.030.C.1.a.i.

Project Location: 22326 SE 20TH ST, Sammamish, WA 98075
(Parcel #: 951095-0070)

Property Owner: Yong Yu Chen
(P) 425-465-8167, (E) magicchrist12@gmail.com

Property Owner Agent:

Plog Engineering, PLLC – Mark Plog
(P) 206-420-7130, (E) mark@plogengineering.com

Date of Application: 09/20/2024

Date of Completeness Determination: 10/18/2024

Date of Notice of Application: 10/30/2024

Environmental Documents Available: Arborist Report, Critical Area Study, and Geotechnical Report

City Project Manager: Jasvir Singh, (P) 425-295-0506, (E) JSingh@sammamish.us

Appeal Period: February 19, 2026, to March 12, 2026, until 5:00pm. This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Municipal Code (SMC) 21.09.020.H. Appeals must be submitted in writing with the appropriate filing fee and received by 5:00 p.m. 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.

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 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.

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.