

## NOTICE OF DECISION – SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) DONALDSON PRELIMINARY SHORT SUBDIVISION | FILE NO.: PSHP2023-00922

Date of Notice: August 28, 2025

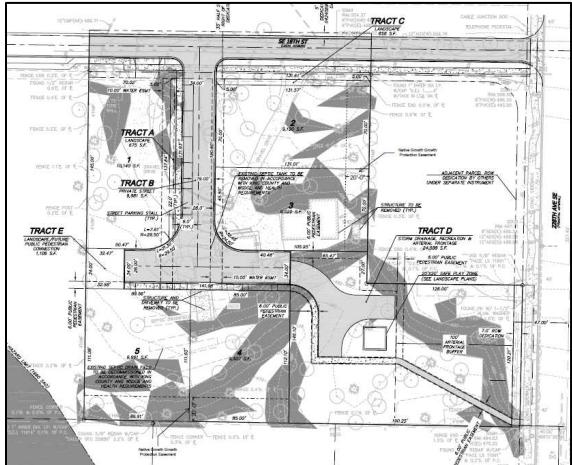
Project Decision Appeal Period: August 28, 2025, to September 18, 2025, at 5 p.m.

SEPA DNS Appeal Period Ends: September 18, 2025, at 5:00 p.m.

**NOTICE IS HERBY GIVEN** that on August 28, 2025, APPROVAL WITH CONDITIONS was granted by the Department of Community Development for the Donaldson Preliminary Short Subdivision. The proposal is to subdivide a 2.16-acre parcel within the R-4 zoning district into five (5) single-family residential lots. Access to Lot 1 will be directly off SE 18th ST and Lots 2-5 will get access from a new private road (TRACT B).

**Online documents:** A copy of the Decision, plan sets, exhibits, and other supporting documentation, except for this notice, can be accessed through the following link: <https://spaces.hightail.com/space/9eUW2S5Jyz>

**SEPA Threshold Determination:** A SEPA Threshold Determination of Non-Significance was issued on August 28, 2025, through the Optional SEPA DNS Process, pursuant to WAC 197-11-355.



**Project Location:** 22703 SE 18TH ST, Sammamish, WA 98075  
(Parcel #: 042406-9025)

**Property Owner's:** Michael B & Carol J Donaldson

**Applicant:** Tom Covello

(P) 206-972-8101, (E) [tcovello@windermere.com](mailto:tcovello@windermere.com)

**Date of Complete Application:** 01/17/2024

**Date of Completeness Determination:** 01/29/2024

**Date of Notice of Application:** 02/12/2024

**Environmental Documents Available:** Arborist Report, Critical Area Study, SEPA DNS, Storm Drainage Analysis (TIR) & Geotechnical Report

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

**Project Decision Appeal Period:** August 28, 2025, to September 18, 2025, 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.

**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 5pm 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: September 18, 2025, at 5:00 p.m.

*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.*