

**NOTICE OF APPLICATION
PRELIMINARY SHORT SUBDIVISION
PSHP2026-00192 – EMBY SHORT SUBDIVISION**

Date of Complete Application: 04/14/2026

Date of Completeness Determination: 05/12/2026

Date of Notice: 05/26/2026

PROJECT DESCRIPTION: The applicant is proposing to subdivide the existing R-4 zoned undeveloped parcel totaling approximately 2.31 acres into four lots for residential development. The western portion of the site contains steep slopes, which will be placed within a designated Critical Area Tract together with their associated buffers. Access to all lots will be provided via new private road.



Application Documents Link:

<https://spaces.hightail.com/space/L0DoPtIXRE>

Project Location: The project site is located directly east of 24218 NE 20TH ST, Sammamish, WA 98074.

Parcel #: 272506-9001

Property Owner: Emby Cheryl, 5090 Cypress Loop NE, Lacey, WA 98516

Property Owner's Agent: Mukul Kumar, (P) 425-500-4600, (E) medinacustomhomes@gmail.com

Public Comment Period: 05/26/2026 – 06/16/2026 at 5 p.m.

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

During the public comment period, comments can 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: Arborist Report, Critical Area Study, and Geotechnical Report

State Environmental Policy Act (SEPA) Review: The project is exempt from State Environmental Policy Act (SEPA) review pursuant to SMC 21.09.030.C.1.a.