

**NOTICE OF PUBLIC HEARING
STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE
QUASI-JUDICIAL REZONE (ZONR) - FILE NO.: ZONR2026-00020 SE 1st REZONE**

Location of Virtual Hearing: <https://www.sammamish.us/news/events/>

Date of Notice: July 30, 2026

SEPA DNS Appeal Period Ends: August 20, 2026, at 5 p.m.

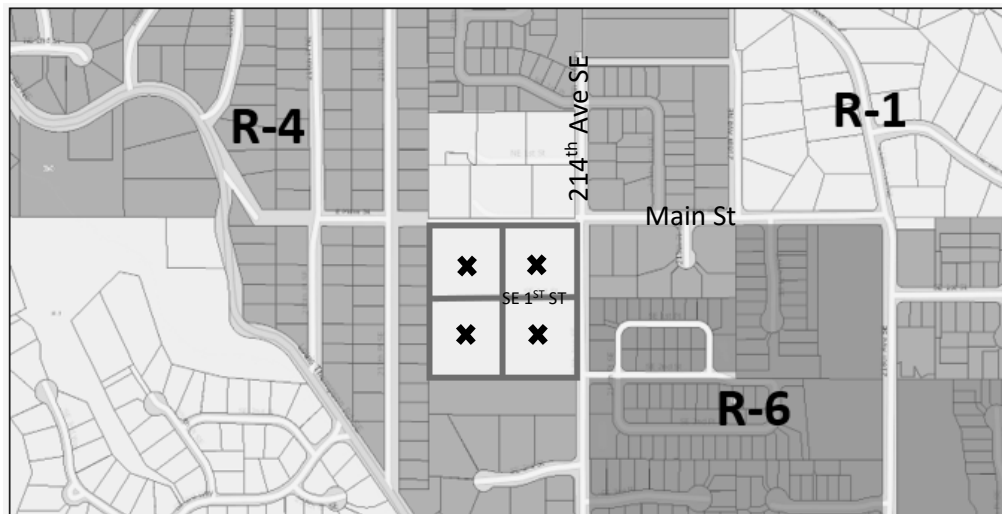
Public Hearing: October 23, 2026, at 10 a.m.

NOTICE IS HERBY GIVEN: that the City of Sammamish Department of Community Development issued a staff report in conjunction with a recommendation to the Hearing Examiner to approve the **SE 1st REZONE** (ZONR2026-00020). A copy of the Staff Report and all exhibits can be found here: <https://spaces.hightail.com/space/Gmpqamr0mI>. The Hearing Examiner will conduct a virtual public hearing on October 23, 2026, at 10 am.

PROJECT DESCRIPTION: The project involves the rezoning of four properties located at 27 214th Ave SE, 21302 SE 1st ST, 21301 SE 1st ST, and 21319 SE 1st ST in Sammamish, Washington, with a combined area of approximately 9.27 acres, from the R-1 Zoning District to the R-4 Zoning District. The application is classified as a Type 3 Land Use Decision and is subject to review and approval by the Hearing Examiner, as it involves a proposed change to the City of Sammamish's official zoning map.

SEPA THRESHOLD DETERMINATION: Determination of Non-Significance (DNS) was issued on July 30, 2026.

ACTIONS INCLUDED: Recommendation by Director, hearing and decision by Hearing Examiner (Type 3 - Application)



Project Location: 27 214th Ave SE, Sammamish, WA 98074 (Parcel #: 124070-0015)
21302 SE 1st ST, Sammamish, WA 98074 (Parcel #: 124070-0016)
21301 SE 1st ST, Sammamish, WA 98074 (Parcel #: 124070-0017)
21319 SE 1st ST, Sammamish, WA 98074 (Parcel #: 124070-0018)

Property Owner's Representative: Samuel A. Rodabough, (P) 425-395-4621, (E) sam@rodaboughlaw.com

Online Documents: <https://spaces.hightail.com/space/Gmpqamr0mI>



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

Environmental Documents: Biologist Critical Areas Reconnaissance Letter, Geotech Critical Areas Reconnaissance Letter, SEPA Checklist, and SEPA Determination of Non-Significance

Staff Member Assigned: Jasvir Singh, Current Planning Manager, JSingh@sammamish.us

Inquiries regarding the application, SEPA determination, staff decision recommendation, 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. 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.

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 5 pm 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: August 20, 2026, at 5 p.m.

Hearing Information: The hearing will be held virtually online on October 23, 2026, at 10 a.m. Instructions to access the virtual meeting are on the City's website by selecting the hearing date at <https://www.sammamish.us/news/events/> or are also available upon request at (425) 295-0500. Any additional inquiries may be directed to the Staff Member Assigned to the project.