

801 228<sup>th</sup> Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: [www.sammamish.us](http://www.sammamish.us)

**NOTICE OF PUBLIC HEARING**

**STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE**

**QUASI-JUDICIAL REZONING (ZONR)**

**FILE NO.: ZONR2025-00426 SE 24TH ST REZONE**

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

**Date of Notice:** December 28, 2025

**SEPA DNS Appeal Period Ends:** January 18, 2026, at 5 p.m.

**Public Hearing:** March 20, 2026, at 10 a.m.

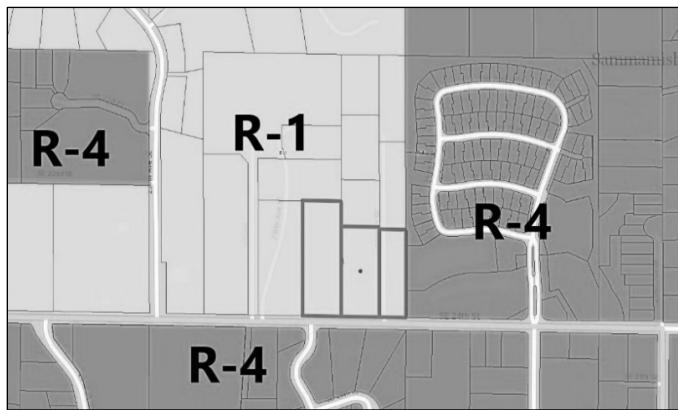
**NOTICE IS HERBY GIVEN:** that the City of Sammamish Department of Community Development issued a staff report in conjunction with a recommendation to the Hearing Examiner to grant approval of the **SE 24TH ST REZONE**, ZONR2025-00426. A copy of the Staff Report and all exhibits can be found here: <https://spaces.hightail.com/space/h6aEBgpnlP>. The Hearing Examiner will conduct a virtual public hearing on March 20, 2026, at 10 am.

**PROJECT DESCRIPTION:** The project involves the rezoning of properties located at 23836 SE 24TH ST, 23904 SE 24TH ST, and 2230 239TH PL SE in Sammamish, WA. The subject properties, encompassing approximately 5.94 acres, are being requested to be rezoned from the R-1 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. Rezonings do not include any approvals for development or any other physical changes to the properties.

**SEPA THRESHOLD DETERMINATION:** Determination of Non-Significance (DNS) was issued on December 28, 2025.

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

**Project Location:** 23836 SE 24TH ST, Sammamish, WA 98075 (Parcel #: 032406-9071)  
23904 SE 24TH ST, Sammamish, WA 98075 (Parcel #: 032406-9029)  
2230 239TH PL SE, Sammamish, WA 98075 (Parcel #: 032406-9017)



**Property Owner's Representative:** Felicia Beluche, (P) 425-830-6744, (E) [fbeluche@outlook.com](mailto:fbeluche@outlook.com)

**Online Documents:** <https://spaces.hightail.com/space/h6aEBgpnlP>

**Environmental Documents:** Critical Areas Report, SEPA Checklist, and SEPA Determination of Non-Significance

**Staff Member Assigned:** Jasvir Singh, Senior Land Use Planner, [JSingh@sammamish.us](mailto: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



## ***Department of Community Development***

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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: January 18, 2026, at 5:00 p.m.

**Hearing Information:** The hearing will be held virtually online on March 20, 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.