



## Department of Community Development

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.: ZONR2025-00122 IRIDE REZONE

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

Date of Notice: October 7, 2025

SEPA DNS Appeal Period Ends: October 28, 2025

Public Hearing: December 03, 2025, at 2:00 p.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 preliminary approval of the **IRIDE REZONE**, ZONR2025-00122. A copy of the Staff Report and all exhibits can be found here:

<https://spaces.hightail.com/space/TGFXhJ9fXM>. The Hearing Examiner will conduct a virtual public hearing on December 03, 2025, at 2:00 p.m.

**PROJECT DESCRIPTION:** Rezoning of 19700 SE 17th Street Sammamish, WA. Parcels of 052406-9010 and 052406-9009 to the R-4 Zoning Designation from the R-1 Zoning Designation. The subject parcels are currently Zoned R-1 with total size of 5 acres and gently slope from East to West at approximately 12% grade. Because this requires changing the zoning map for the City of Sammamish, this application is subject to review and approval by the Hearing Examiner.

**SEPA THRESHOLD DETERMINATION:** Determination of Non-Significance (DNS) was issued on October 7, 2025.

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

**Project Location:** 319700 SE 17th Street, Sammamish, WA 98075 (Parcel No.: 052406-9010, 052406-9009)

**Applicant:** Mukul Kumar, 3130 140th Ave NE Bellevue, WA 98005

**Online Documents:** <https://spaces.hightail.com/space/TGFXhJ9fXM>

**Environmental Documents:** SEPA Checklist and SEPA DNS.

**Staff Member Assigned:** Quinton Williamson, Associate Land Use Planner, [Qwilliamson@sammamish.us](mailto:Qwilliamson@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 20.20. 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 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: October 28, 2025, at 5:00 pm.

**Hearing Information:** The hearing will be held virtually online on December 3, 2025, at 2:00 p.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 Project Planner.