



Department of Community Development

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

NOTICE OF RESCHEDULED PUBLIC HEARING

QUASI-JUDICIAL REZONING (ZONR)

FILE NO.: ZONR2025-00122 IRIDE REZONE

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

Date of Notice: December 29, 2025

Public Hearing: February 18, 2026, at 9:00 a.m.

NOTICE OF RESCHEDULED PUBLIC HEARING: This is a notice of the rescheduled public hearing previously noticed for December 3, 2025. Pursuant to the Hearing Examiner's decision to hold a summary judgement on the appeal received on the SEPA Determination of Non-Significance (DNS) at a pre-hearing conference held December 11, 2025, this notice is for the rescheduled hearing for February 18, 2026, at 9:00 a.m., unless a remand is issued by the Hearing Examiner.

In the event of a remand, a new notice will be issued, as necessitated by [Sammamish Municipal Code 21.09.010](#) and the [Hearing Examiner Rules of Procedures](#).

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>.

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 28, 2025; appeal was received on November 18, 2025.

ACTIONS INCLUDED: Recommendation by Director, summary judgement on SEPA DNS, hearing and decision by Hearing Examiner (Type 3 - Application).

Project Location: 19700 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>

Staff Member Assigned: Quinton Williamson, Associate Land Use Planner, 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, WA 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.

Hearing Information: The hearing will be held virtually online on February 18, 2026, at 9:00 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 Project Planner.