

Questions regarding the hearing for the IRide rezoning proposal (ZONR2025-00122).

Questions:

Please respond with the status of this application. I cc'd residents who are waiting to hear the next steps with the Hearing Examiner. Initial public responses were submitted timely by 5/1/2025 as required.

Is there a timeline for the Hearing Examiner to hold the hearing? Are they waiting for more information from the City or the applicant? Are there more documents that are available to the public since the 5/1/2025 deadline?

Multiple follow ups have been sent to Cynthia Schaff, Management Analyst, who has been responsive but does not have further information. Please explain the process and timeline for the benefit of residents who wish to participate in this public process.

Response:

I do note that Avril Baty did provide a response to the Hearing Examiner's Office on May 23, 2025 – see attached. Please note that there is no hearing scheduled at this time and when there is one scheduled the City will follow the standard noticing process and all interested parties who have submitted comments and all neighbors within the mailing radius will receive notice in addition to the project signs posted on site being updated with a notice regarding the hearing date and time. I also note that the City's project manager, Quin Williamson, has provided responses to emails he has received asking the same questions. I have attached one of those as they contain accurate information relevant to the questions presented below.

Finally, this has highlighted a need to add a new page to the Community Development website regarding the site specific quasi-judicial rezoning process which we will be constructing over the next week. We do want interested parties and neighbors to know how to engage on any rezoning proposal, what the process is, and what to expect in terms of timeline etc and a new webpage on this process would likely be helpful to all.

Finally, the IRide rezoning applicant was sent a request for additional information on May 22, 2025 and the City is waiting for the applicant's response – there is nothing happening at this point as the ball is in the applicant's court so to speak. The May 22, 2025 letter is in the publicly available project folder at

<https://spaces.hightail.com/space/TGFXhJ9fXM/files#pageThumbnail-1> as was linked in the public notice sent out for the project.

From: Quinton Williamson <QWilliamson@sammamish.us>

Sent: Wednesday, May 7, 2025 7:27 AM

To: XXXXX

Cc: XXXXX

Subject: RE: Comment on rezone permit application ZONR2025-00122

Hello,

Thank you for your feedback regarding the Quasi-Judicial Rezoning application for ZONR2025-00122 IRIDE REZONE. Pursuant to [SMC 21.09.010.H.2](#), A public comment period of at least 21 days shall be provided, except as otherwise provided in Chapter 90.58 RCW. This email is to confirm that the City of Sammamish has received your public comment. Public comments provided to the City will be forwarded to the applicant. The City will request a response from the applicant addressing all public comments provided. Once their response is provided it will be added to the permit's documents and available to view online at the web address provided on the Notice of Application.

1. The application is for a Quasi-Judicial Rezoning. Please see [SMC 21.09.100.G Quasi-Judicial Rezoning](#) for more information.

F. *Zone reclassification.* A zone reclassification shall be granted only if the applicant demonstrates that the proposal complies with the criteria for approval specified in SMC 21.09.020.T.1 and 21.09.020.T.2 and is consistent with the comprehensive plan.

G. *Quasi-Judicial Rezoning.*

1. *Applicability.* The City's future land use map (FLUM) includes a variety of land use designations, each of which allow one or more implementing zoning districts. A property owner, or their representative, may request rezoning to a higher intensity zone within the zoning hierarchy that is allowed in the current Future Land Use category for their property – subject to the criteria below. This specific type of rezoning is a Type 3 action by the Hearing Examiner and is considered a quasi-judicial rezoning. Areawide rezones are subject to the requirements specified in SMC 24A.10.010(3).
2. *Criteria.* A quasi-judicial rezoning pursuant to this section may only be approved if the following criteria are demonstrated:
 - a. The requested rezone is the next highest intensity zone in the zoning hierarchy that is allowed in the current Future Land Use category for the subject property.
 - b. The subject property abuts a parcel in a higher intensity zone in the zoning hierarchy as allowed in the current future land use designation or equivalent for an adjoining jurisdiction, for their property. As used herein, the term "abuts" includes properties separated by rights-of-way, private streets, or access tracts.
3. The subject property is not encumbered by a wetland, stream, landslide hazard areas, or their associated buffers as established in SMC 21.03.020, by more than 50 percent and has a buildable area equal to the standard minimum lot size in the zone which is requested as provided in the table below.

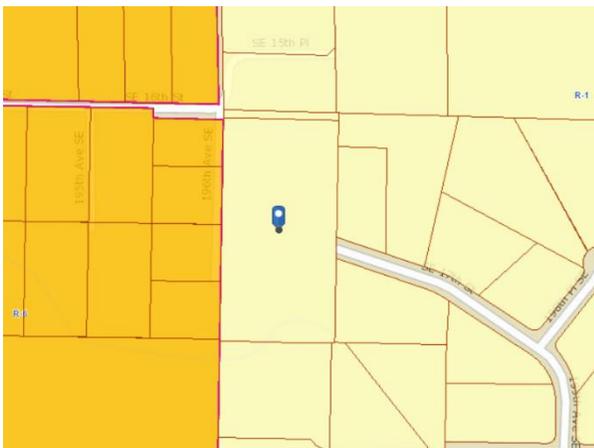
Zoning District	Standard Lot Size
R-1	43,560
R-4	10,890
R-6	7,260
R-8	5,445

4. The subject parcel has sufficient water and sewer capacity available for development allowed under the proposed zoning district as demonstrated by service levels specified in water and sewer plans. (Ord. O2024-578 § 2 (Att. A); Ord. O2021-540 § 2 (Att. A))

2. Applicant information can be found in Online Application Documents:

<https://spaces.hightail.com/space/TGFXhJ9fXM>

3. The subject property (R-1) abuts a parcel in a higher intensity zone (R-6).



4. "Examiner" refers to the Hearing Examiner, an independent official responsible for reviewing land use applications, conducting hearings, and making recommendations or decisions based on city regulations. In this specific case, the Hearing Examiner for Sammamish would oversee the rezoning process and ensure compliance with applicable laws. Please remember that such decisions go before the Hearings Examiner for a neutral, third-party determination as to whether any such proposed zoning change is in compliance with City code. Once the Hearings Examiner makes a decision, it is only appealable to King County Superior Court. The Council has no role in the process of an administrative rezone.
5. Rezoning and development proposals are indeed separate processes. While rezoning establishes the framework for potential land use, any future development would require a separate application and review process. The narrative provided states that future development could include single-family homes or middle housing, conforming to City of Sammamish standards. The incomplete sentence you referenced does not appear to have additional follow-up in the documentation, but we can certainly clarify any ambiguities with the applicant.
6. While pre-application meetings are typically encouraged to identify potential concerns early, waivers may be granted based on the nature of the request and city discretion. The Director may waive the requirement for a preapplication conference if it is determined to be unnecessary for review of an application.
7. Environmental impact studies, including wildlife assessments, are typically conducted during the development application stage rather than the non-project actions. If the rezoning is approved and a development proposal is submitted, the applicant would be required to provide environmental documentation. The applicant provided a completed SEPA (State Environmental Policy Act) checklist with this application.
8. The City of Sammamish Planning Department oversees rezoning applications, while development proposals go through a separate review process. If a development application is submitted depending on the project, it would be subject to site plan review, environmental assessments, traffic concurrency evaluations, and public comment periods. Documentation outlining the development application process can be found on the City of Sammamish website.

Best regards,

Quin L. Williamson | Associate Land Use Planner

City of Sammamish | [Department of Community Development](#)

801 228th Ave SE • Sammamish, WA 98075

QWilliamson@sammamish.us | (206)-677-0043

From: Cynthia Schaff <cschaff@sammamish.us>

Sent: Friday, May 23, 2025 11:11 AM

To: Avril Baty <ABaty@sammamish.us>

Subject: RE: Comments for Hearing Examiner re: IRIDE Rezone Proposal R1 to R4

Thank you very much!

-Cindy

Cynthia (Cindy) Schaff

Management Analyst| City of Sammamish

801 228th Ave SE, Sammamish, WA 98075

206.635.0632 (direct)

425.295.0554 (office desk)

CSchaff@sammamish.us



From: Avril Baty <ABaty@sammamish.us>

Sent: Wednesday, May 21, 2025 3:34 PM

To: Cynthia Schaff <cschaff@sammamish.us>

Cc: Quinton Williamson <QWilliamson@sammamish.us>; Planning <Planning@ci.sammamish.wa.us>

Subject: RE: Comments for Hearing Examiner re: IRIDE Rezone Proposal R1 to R4

Hello Cindy,

The comments that were received on this application have all been sent to the applicant. The applicant is expected to provide a response to these comments once the review by staff has been completed.

Once the review is complete and comments are addressed, staff will coordinate with you to schedule a hearing with the Hearing Examiner. This is expected to be some time in early fall. As such, notices would be emailed/mailed out to all parties of record and to properties within 500 feet of the subject property at least 30 days before the hearing.

I hope this helps. Please let me know if you have any additional questions.

Thank you,

Avril Baty, AICP

Current Planning & Permit Center Manager

[Department of Community Development](#)

City of Sammamish

work cell: 206-561-2513

Limited in-person services are offered by appointment and during specific walk-in hours. Please see [Permit Center webpage](#) for more information.

From: Cynthia Schaff

Sent: Tuesday, May 20, 2025 3:52 PM

To: Quinton Williamson <QWilliamson@sammamish.us>

Subject: FW: Comments for Hearing Examiner re: IRIDE Rezone Proposal R1 to R4

Importance: High

Hi Quinton,

Could you provide me with a brief draft response that I may provide to Ms. Grinius-Hill?

Thank you,

Cindy

Cynthia (Cindy) Schaff

Management Analyst| City of Sammamish

801 228th Ave SE, Sammamish, WA 98075

206.635.0632 (direct)

425.295.0554 (office desk)

CSchaff@sammamish.us



From: Sue Grinius-Hill <suehi@live.com>

Sent: Tuesday, May 20, 2025 3:46 PM

To: Cynthia Schaff <cschaff@sammamish.us>

Cc: Debbie Treen <debbie.treen@gmail.com>; Kathleen Thompson <kcthompsonphd@yahoo.com>; Denise Steele Darnell <sddarnell@gmail.com>; Coonie Goulding <cooie@mac.com>

Subject: RE: Comments for Hearing Examiner re: IRIDE Rezone Proposal R1 to R4

[CAUTION - EXTERNAL EMAIL]

Good afternoon Cynthia! Our group of concerned neighbors is asking whether I'd heard anything further about the hearing being arranged. Can you tell us where the Notice of Hearing is published?

Where might we stay informed so that we can attend the hearing and speak to any questions that the hearing examiner may have?

Thank you very much for your kind assistance,

Sue Grinius-Hill

From: Cynthia Schaff <cschaff@sammamish.us>

Sent: Thursday, May 1, 2025 5:25 PM

To: Sue Grinius-Hill <suehi@live.com>

Cc: debbie.treen@gmail.com; kcthompsonphd@yahoo.com; cooie@mac.com; Denise Steele Darnell <sddarnell@gmail.com>; Quinton Williamson <QWilliamson@sammamish.us>

Subject: RE: Comments for Hearing Examiner re: IRIDE Rezone Proposal R1 to R4

Good afternoon,

Thank you for your email and comments. I serve as the Hearing Examiner Clerk and act as a liaison between the Hearing Examiner and the parties involved. The Hearing Examiner is a neutral third party, so communicating through me is the most effective way to avoid ex parte communication.

Currently, this matter has not been scheduled for a hearing, but one will be arranged in the near future. Since the Hearing Examiner has no information about this case at this time, once a Notice of Hearing is published, I will send the Notice of Hearing along with your comments to the Hearing Examiner, as well as to all parties involved—both Parties of Record and Principal Parties.

In the meantime, I want to confirm that I have received your important comments. I appreciate your submission and encourage you to attend the hearing once it is scheduled, as this will allow you to participate and address your points directly. Otherwise, your written comments will be included in the official record.

Thank you.

Thank you,

Cindy

Cynthia (Cindy) Schaff

Management Analyst| City of Sammamish

801 228th Ave SE, Sammamish, WA 98075

206.635.0632 (direct)

425.295.0554 (office desk)

CSchaff@sammamish.us



From: Sue Grinius-Hill <suehi@live.com>

Sent: Thursday, May 1, 2025 4:31 PM

To: Cynthia Schaff <cschaff@sammamish.us>

Cc: debbie.treen@gmail.com; kcthompsonphd@yahoo.com; cooie@mac.com; Denise Steele Darnell <sddarnell@gmail.com>; Quinton Williamson <QWilliamson@sammamish.us>

Subject: Comments for Hearing Examiner re: IRIDE Rezone Proposal R1 to R4

[CAUTION - EXTERNAL EMAIL]

Hi Cynthia –

Your email address has been provided to us as a contact point for submitting this comment to be directed to John Galt who is to be the Hearing Examiner for this proposal.

I've attached our commentary based on the developer's submission. Our group represents several neighbors who will be impacted by a rezone.

Thank you,

Sue Grinius-Hill

Sammamish