



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 APPLICATION: ZONING VARIANCE ZONV2026-00429 – ZONING VARIANCE – SAHALEE COUNTRY CLUB

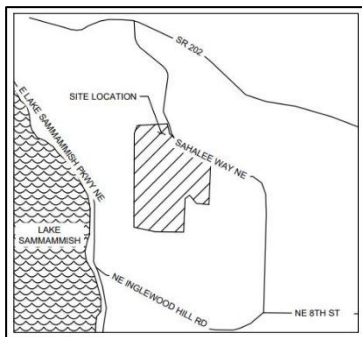
Date of Complete Application: 8/27/2026

Date of Completeness Determination: 9/15/2026

Date of Notice: 9/24/2026

PROJECT DESCRIPTION: The applicant is pursuing a Zoning Variance as part of proposed improvements and renovations to the existing golf course, and approximately 350 trees would need to be removed from the Country Club's property. The Sahalee Country Club consists of eight parcels totaling approximately 212 acres, which are zoned R-4 and are therefore subject to the applicable residential-zone site development standards, including the tree removal requirements established under [SMC 21.04.030.C](#) and [SMC 21.03.060.F.1.a](#). There are approximately 5,000 existing trees across the 212-acre property. Under the current significant-tree removal allowances applicable to residentially zoned parcels greater than two acres, tree removal allowances limit the property and require a variance to continue forward with the proposed improvements. The Variance criteria can be found at SMC 21.09.100.C, is a Type-2 Permit and is decided by the Director of Community Development.

Documents Link: <https://spaces.hightail.com/space/7SRvy3RV3k>



Project Location: 21200 NE Sahalee Country Club Dr, Sammamish, WA 98045

Parcel: 212506-9029, 202506-9019, 202506-9050, 292506-9024, 750402-1582, 750401-1030, 282506-9048

Property Owner: EF Investments III LLC

Property Owner's Representative: Joel Farias – Kimley-Horn

(P) (206) 970-1902, (E) joel.farias@kimley-horn.com

Public Comment Period: 9/24/2026 – 10/15/2026 at 5 p.m.

Planning Project Manager: Lorin Robertson

(P) (425)-295-0534, (E) Lrobertson@sammamish.us

During the public comment period, comments can be sent to the City Project Manager in writing or via email. Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at Sammamish City Hall during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.: City of Sammamish City Hall, Permit Center, 801 228th Avenue SE, Sammamish, Washington 98075. Note: 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.

Key Project Documents: Project Narrative, Plan Set, Criteria Compliance Narrative

State Environmental Policy Act (SEPA) Review: Zoning variances are exempt from the provisions of SEPA pursuant to WAC 197-11-800(6) (e).