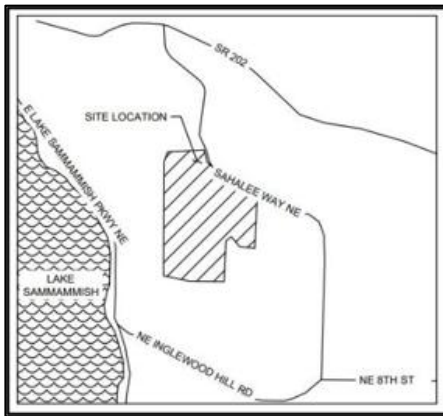


NOTICE OF DECISION**ZONING VARIANCE: SAHALEE COUNTRY CLUB | FILE NO.: ZONV2026-00429****Date of Notice:** October 28, 2026**Appeal Period:** October 28, 2026, to November 12, 2026, at 5 p.m.

NOTICE IS HERBY GIVEN that on October 28, 2026, APPROVAL WITH CONDITIONS was granted by the Department of Community Development for the Sahalee Country Club Zoning Variance. The proposal is to allow the removal of trees from the Sahalee Country Club property, zoned R-4, in excess of the tree removal limits established under SMC 21.03.060.F.1.a. The zoning variance is part of proposed improvements and renovations to the existing golf course and country club to bring the facilities up to current competitive sport standards. Access to the facilities and residential areas will remain unchanged. This is a Type-2 Land Use Decision Approved by the Community Development Director, per SMC 21.09.010.

Online documents: A copy of the staff report, site plan, and supporting exhibits—excluding this notice—can be accessed through the following link: <https://spaces.hightail.com/space/RJgMkAlcVp>



SEPA Threshold Determination: Zoning variances are exempt from the provisions of SEPA pursuant to WAC 197-11-800(6)(e).

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's: EF Investments III LLC

PO box 7418, Covington, WA 98042

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

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

Date of Application: 8/27/2026

Date of Completeness Determination: 9/15/2026

Date of Notice of Application: 9/24/2026

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

City Project Manager: Lorin Robertson, (P) 425-295-0534, (E) lrobertson@sammamish.us

Appeal Period: October 28, 2026, to November 12, 2026, until 5:00pm. This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Municipal Code (SMC) 21.09.020.H and (SMC) 21.09.030.L. Appeals must be submitted in writing with the appropriate filing fee and received by 5:00 p.m. 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.

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 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.

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.