



Notice of Application for a Reasonable Use Exception

Oppfelt / Richards RUE – RUE2015-00049

Project Description: The applicant is applying for a Reasonable Use Exception to construct two single family residences and associated infrastructure in the southwest corner of the western parcel (Tax Lot 342506-9008) in conjunction with a Reasonable Use Exemption (RUE) and Boundary Line Adjustment (BLA). The existing land is encumbered by wetlands and drainages making the southwest corner of the western parcel the only available area to construct residences. Approximately 14,920 square feet of the buffer associated with on-site wetlands will be impacted and buffers associated with several streams will be impacted but the project proposes a net gain in stream buffer areas.

The applicant (Mark Oppfelt and Bruce Richards) applied for the above project on March 23, 2015; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on May 6, 2015. On May 8, 2015, the City issued this Notice of Application by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the newspaper of record.

Applicant: Mark Oppfelt and Bruce Richards

Public Comment Period: May 8, 2015 through May 29, 2015

Project Location: Northeast corner of East Main Street and 232nd Avenue SE, Sammamish WA.

Tax Parcel Number: 3425069008 and 3425069045

Existing Environmental Documents: Project Description, received 3/23/15; Criterion Compliance Document, received 3/23/15; Critical Areas Study by Soundview Consultants, received 3/23/15; Critical Areas Affidavit, received 3/23/15; Site Plan by Barghausen, received 3/23/15

Other Permits Required: Future Building permits are expected

Staff Member Assigned: Evan Maxim, Senior Planner
(425) 295-0523
emaxim@ci.sammamish.wa.us

Interested persons are invited to submit written comments pertaining to the application determination no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. 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 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.