

**NOTICE OF DECISION  
OPPFELT RICHARDS REASONABLE USE EXCEPTION  
RUE2015-00049**

**Date of Notice: March 31, 2017  
Appeal Period Ends April 21, 2017 at 5 PM**

**NOTICE IS HEREBY GIVEN** that on March 31, 2017 the City of Sammamish Department of Community Development issued a decision for the Oppfelt Richards Reasonable Use Exception - RUE2015-00049.

The applicant proposes a Reasonable Use Exception to establish two (2) building sites for the eventual construction of 2 single family residences and associated infrastructure in the southwest corner of the western section of tax parcel number 3425069008. A Boundary Line Adjustment (BLA) is proposed in conjunction with the request. The properties are encumbered by wetlands, streams, and their associated buffers making the southwest corner of the western parcel the only available area for development. 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, however the project proposes a net gain in stream buffer areas.



The City evaluated the reports and items submitted by the applicant in support of the proposal, and issued an approval with conditions. A copy of the Decision and Exhibits can be found here: <https://spaces.hightail.com/receive/mPBID>.

On March 31, 2017, the City issued a Notice of Decision by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the newspaper of record.

**File Number:** RUE2015-00049

**Date of Application:** March 23, 2015

**Date of Completeness Determination:** May 6, 2015

**Date of Notice of Application:** May 8, 2015

**Applicant:** Mark Oppfelt, 10204 NE 21<sup>st</sup> Place, Bellevue, WA 98004, P: (425) 251-6110, E: [markoppfelt@gmail.com](mailto:markoppfelt@gmail.com).

**Project Location:** The proposed action is located east of 228<sup>th</sup> Avenue SE along East Main Street and just south of Eastlake High School in the City of Sammamish, Washington. The subject property is situated in the Southeast quarter of the Northwest quarter of Section 24, Township 25 North, Range 6 East, W.M., King County Assessor Tax Parcel Numbers 3425069008 and 3425069045 totaling approximately 24.15 acres.

**Staff Project Planner Assigned:** Ryan Harriman, AICP, Senior Planner P: (425) 295-0529, E: [rharriman@sammamish.us](mailto:rharriman@sammamish.us). Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

**Appeal Period:** This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080. The appeal period for this decision shall run from April 1, 2017 to April 21, 2017 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

*Inquiries regarding the application, revised 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.*

*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.*

### PROPOSED SITE PLAN

