



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE  
BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Stephen Noeske, City of Bellevue Utilities

**LOCATION OF PROPOSAL:** 4945 116<sup>th</sup> PI SE

**DESCRIPTION OF PROPOSAL:** Replacement of an existing structure that houses electrical equipment, stairs, retaining wall, and associated improvements to an existing sewer pump station located in a steep slope critical area.

**FILE NUMBERS:** 16-128794-LO

**PLANNER:** Reilly Pittman

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **4/20/2017**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

  
Environmental Coordinator  
*Carol V. Helland*

4/6/2017  
Date

### OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / [Stewart.Reinbold@dfw.gov](mailto:Stewart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- ☐ Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- ☐ Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
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**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Lake Heights Waste Water Pump Station

**Proposal Address:** 4945 116<sup>th</sup> Pl. SE


**Proposal Description:** Land Use review of a Critical Areas Land Use Permit and Administrative Amendment that modifies a prior Conditional Use Permit approval for the City of Bellevue Utilities Department to replace and modify an existing sewer pump station within a steep slope critical area. Improvements include a new structure housing electrical equipment, stair, retaining wall to allow for off-street parking and other associated improvements.

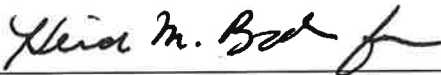
**File Number:** 16-128794-LO and 16-149366-LI

**Applicant:** Stephen Noeske, City of Bellevue Utilities

**Decisions Included:** Critical Areas Land Use Permit  
(Process II. 20.30P)  
Administrative Amendment  
(Process II 20.30B)

**Planner:** Reilly Pittman, Land Use Planner

**State Environmental Policy Act  
Threshold Determination:** **Determination of Non-Significance**  
  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department  
  
By:   
Carol V. Helland, Land Use Director

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**Application Date:** April 4, 2016 (LO) and December 30, 2016 (LI)  
**Notice of Application Publication:** January 14, 2016 (LO) and January 26, 2016 (LI)  
**Decision Publication Date:** April 6, 2017  
**Appeal Deadline:** April 20, 2017

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

## CONTENTS

I.	Proposal Description.....	Pg 3
II.	Site Description, Zoning & Land Use Context.....	Pg 4-7
III.	Consistency with Land Use Code Requirements.....	Pg 7-12
IV.	Public Notice & Comment.....	Pg 12-13
V.	Summary of Technical Review.....	Pg 13
VI.	State Environmental Policy Act (SEPA).....	Pg 13-14
VII.	Changes to Proposal Due to Staff Review.....	Pg 14
VIII.	Decision Criteria.....	Pg 14-16
IX.	Conclusion and Decision.....	Pg 16
X.	Conditions of Approval.....	Pg 16-18

## Attachments

1. Mitigation Planting Plan – Enclosed
2. Critical Areas Report, Maintenance and Monitoring Plan, Geotech Report – In File
3. Plans and Survey – In File
4. SEPA Checklist and Application Forms and Materials – In File

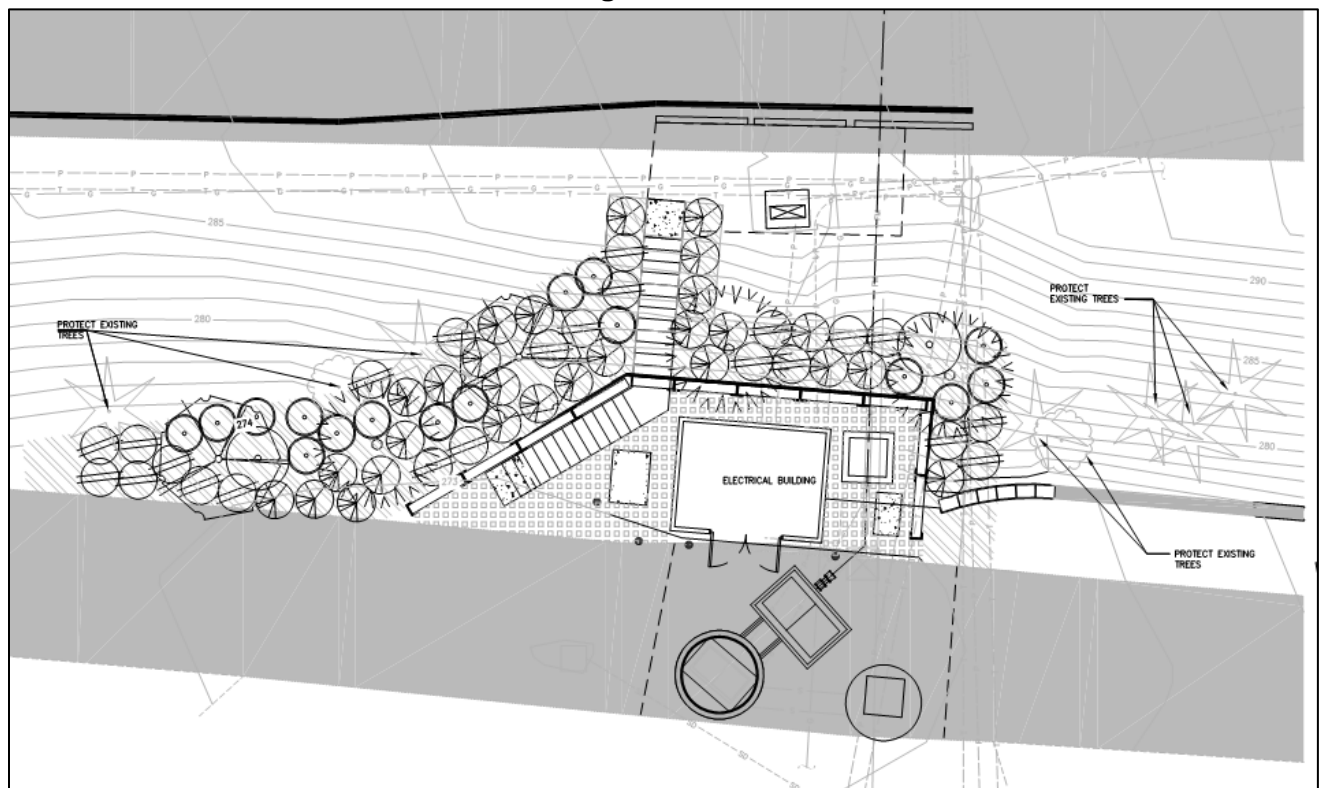
## I. Proposal Description

The City of Bellevue Utilities Department proposes to replace and modify an existing sewer pump station that is located within a steep slope critical area. The proposal includes construction of a new retaining wall to retain the steep slope to allow construction of a new structure to replace the existing structure that houses electrical equipment and generator and construction of improvements to aid maintenance staff to access the site that include stairs, a parking area, and other minor improvements. Total permanent disturbance of the resulting facility in the steep slope will be 395 square feet with minor temporary construction impacts. 680 square feet of mitigation planting and restoration of temporary disturbance is proposed.

The existing pump station improvements are within a steep slope critical area and the proposal is an expansion with permanent disturbance within a steep slope critical area. The use is an allowed activity in a critical area however the expansion requires approval of a Critical Areas Land Use Permit per LUC 20.25.055 prior to the issuance of construction permits.

The siting of a new utility pump station requires a Conditional Use Permit within the R-2.5 zoning district. Changes to uses that had prior CUP approval can be processed as an Administrative Amendment. The proposed changes require an Administrative Amendment. See Figure 1 below for project plan.

**Figure 1**



## II. Site Description, Zoning, Land Use and Critical Areas

### A. Site Description

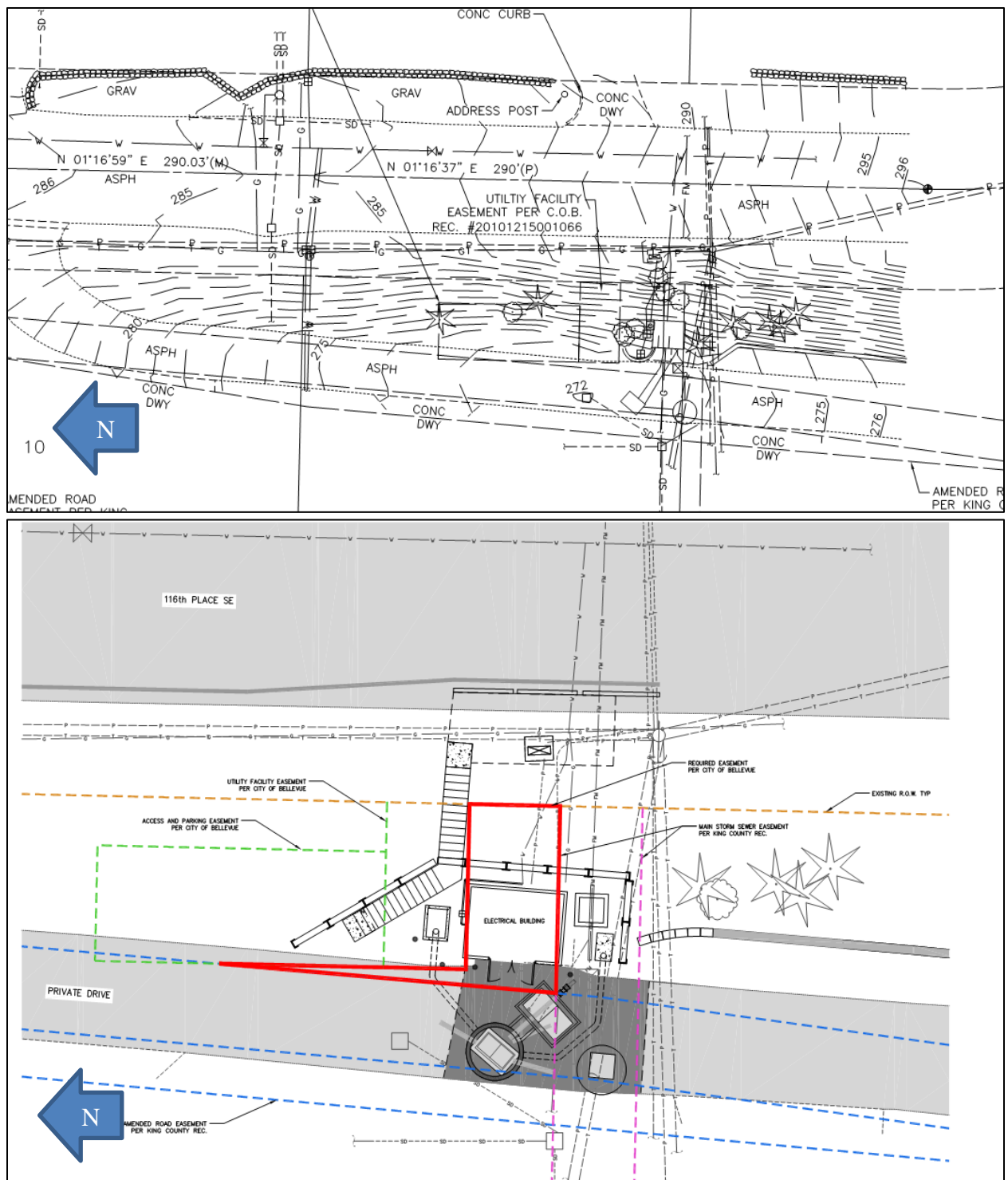
The project area is located in the City right-of-way of 116<sup>th</sup> Pl. SE and at 4945 116<sup>th</sup> Pl. SE which is private property. The City of Bellevue Utilities Department has existing utility and access easements onto the property and adjacent properties. New easements are in progress to ensure the final facility is located within an easement. These easements are required to be recorded prior to issuance of any construction permit. **See Section X for a related condition of approval.**

The property has street frontage on 116<sup>th</sup> Pl SE but this property and the adjacent lots to the north and south obtain access from a private road that connects to 116<sup>th</sup> Pl. SE. The area between this private road and 116<sup>th</sup> Pl SE is unimproved with the exception of the pump station and equipment. This area is also a vegetated steep slope critical area covered with some mature trees but mostly an understory of ivy and some native shrubs. The proposal will expand the facility within the steep slope. See figure 2 below for the current site and new easement needed.

Figure 2





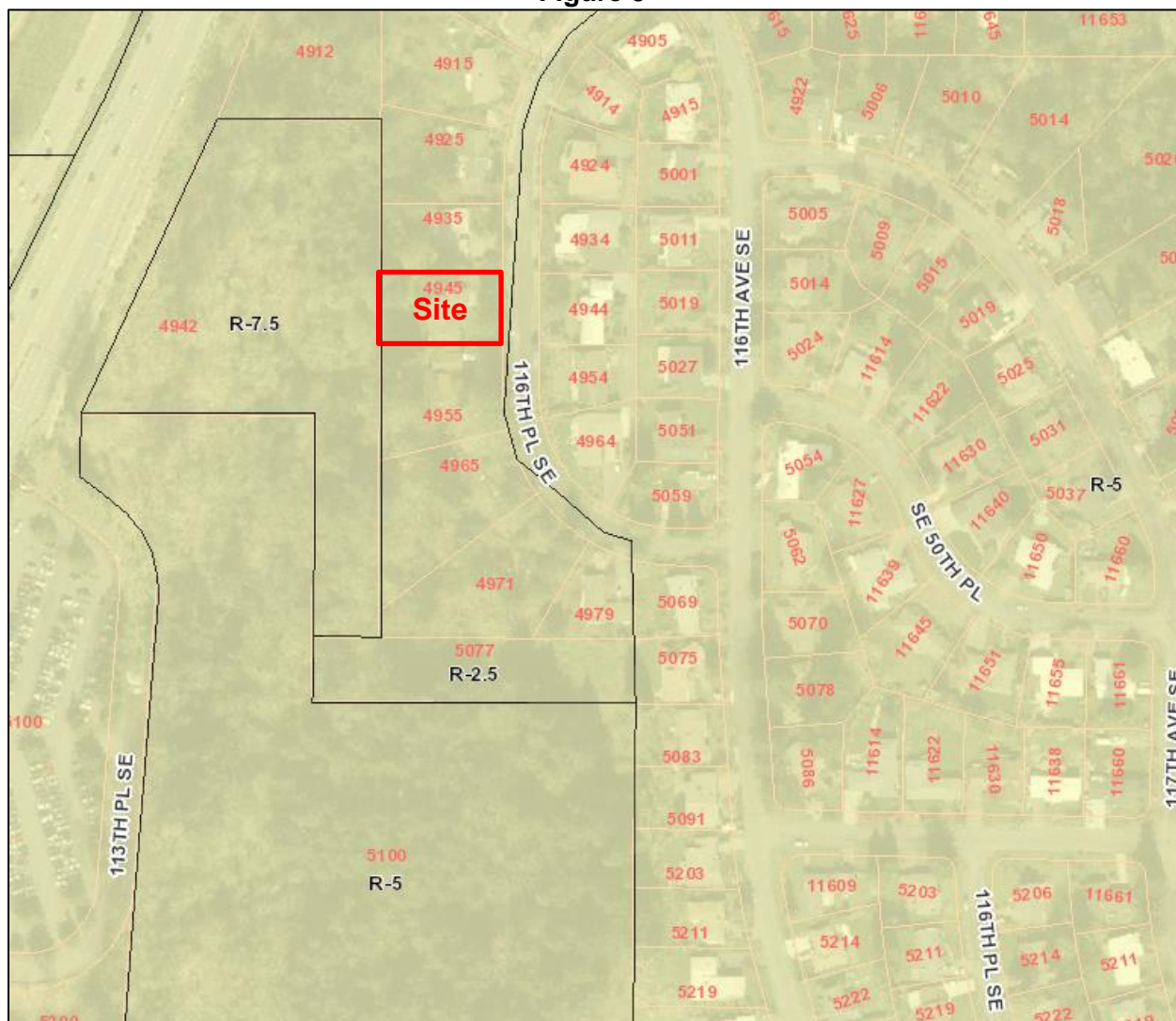


## B. Zoning

The subject site and properties to the north and south are zoned R-2.5. Properties to the east of 116<sup>th</sup> Pl. SE are zoned R-5 and properties west of the work area are zoned R-7.5. The

proposed replacement and upgrades to the existing pump station will not alter the site so as to trigger compliance with zoning dimensional requirements or change the current uses as utility facilities. Utility facilities are allowed in residential zones by a Conditional Use Permit. The upgrades proposed to the existing pump station require an Administrative Amendment to a Conditional Use Permit. See figure 3 for zoning map.

**Figure 3**



### **C. Land Use Context**

The project crosses areas that have Comprehensive Plan Land Use designations of SF-H, Single-Family High Density and SF-UR, Single-Family Urban Residential. No changes to the land use character of these areas should result from the project which maintains the existing pump station and replaces existing equipment.

#### **D. Critical Areas Function and Value, Regulations**

##### **i. Geologic Hazard Areas**

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

#### **III. Consistency with Code Requirements:**

##### **A. Zoning District Dimensional Requirements**

The improvements to the pump station maintain and replace existing elements of the facility. As a result, the proposal is exempt from meeting requirements for new facilities in LUC 20.20.650.C.1. A building permit for the new structure will be required and issuance of the existing clearing and grading permit 16-128796-GD is required. **See Section X for a related condition of approval.**

##### **B. Critical Areas Requirements LUC 20.25H:**

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to construction of improvements on any site which contains in whole or in part any portion designated as critical area or critical area buffer. The proposed pump station upgrades result in expanded disturbance within a steep slope critical area and must meet requirements in LUC 20.25H.055.

##### **i. Consistency with LUC 20.25H.055.C.2.a**

New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

##### **1. The location of existing infrastructure;**

The proposal is upgrading electrical equipment and access to the existing pump station apparatus that are not changing location or being upgraded. Given the existing



facility and the need to maintain the sewer system there is no option to relocate these associated improvements without relocating the entire pump facility.

**2. The function or objective of the proposed new or expanded facility or system;**

The improvements proposed are intended to maintain the existing facility and provide new electrical controls and aid maintenance staff to access the facility safely. The proposed improvements will not change the function of the facility and the pump station will provide the same level of service.

**3. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;**

The pump station is located intentionally at a topographic low point so that the sewer system can use gravity to move waste. Given the surrounding properties are developed and that other critical areas are in vicinity an alternative location is not feasible.

**4. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and**

The proposed improvements maintain the existing facility. The cost to avoid these impacts by relocating the facilities would require additional property or easement acquisition and these costs would be substantially disproportionate to the environmental impact resulting from the proposed improvements.

**5. The ability of both permanent and temporary disturbance to be mitigated.**

The project was designed to avoid and minimize impacts to the steep slope. The project was revised to reduce the proposed retaining wall and consolidate the site improvements as much as possible by locating the proposed parking and stairs within the flat area created by the retaining wall. Mitigation is proposed for the resulting 395 square feet of permanent impact to the slope and associated critical area functions and values.

**ii. Consistency with LUC 20.25H.055.C.2.b**

If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

- 1. Location and design shall result in the least impacts on the critical area or critical area buffer.**

As previously discussed the proposed retaining wall was reduced to consolidate the parking and other site improvements to have the least impact on the steep slope. The proposed improvements are generally located in the same location as the prior improvements in order to limit disturbance.

- 2. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized.**

The proposal consolidates impacts and limits disturbance within the steep slope by locating the improvements in the same location and by minimizing the scope of the proposal.

- 3. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists.**

No salmonid habitat is present on the site or will be impacted by the proposal.

- 4. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer.**

No crossings are proposed.

- 5. All work shall be consistent with applicable City of Bellevue codes and standards.**

The proposed project will comply with City of Bellevue codes and standards.

- 6. The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod.**

The project maintains existing drainage flow and direction and does not alter flood storage or hydroperiod of any aquatic areas.

- 7. Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists.**

The proposed parking area is located at the toe of the slope. However the existing facility is located within the steep slope and the proposal maintains the existing location. The pump station equipment is located under a private roadway and on private property that requires the facility to be located in easements granted to the City. Based on the need to maintain the facility there is no option to relocate the proposed equipment without expanding the disturbance to the steep slope and requiring new easements.

- 8. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

The proposal results in 395 square feet of permanent disturbance within the steep slope that will be mitigated by installation of 680 square feet of mitigation planting. The minimal areas of temporary disturbance will also be restored. See attachment 1 for planting plan. **See Section X for a related condition of approval.**

**iii. Consistency with LUC 20.25H.125**

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

- 1. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**

The proposal is located in the roadway slope prism between a private road and 116<sup>th</sup> PI SE. The existing facility is located within the steep slope and this condition is maintained by the proposal. The proposal was revised to consolidate the facility while still providing the needed access and safety improvements.

- 2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

The proposal was reduced to avoid impact to the steep slope and minimize removal

of significant trees. Most of the pump facility is located under the adjacent private road with the associated electrical structure adjacent and this condition is maintained by the proposal with the exception of the wall and stair construction to allow for access and parking. Existing significant evergreen and deciduous trees will remain adjacent to the facility. Existing ground cover around the facility is ivy which will be removed and replaced by the proposed planting.

**3. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**

The geotech report submitted states that the improvements can be constructed without increasing the risk associated with the steep slope and will not require increased buffers on neighboring properties.

**4. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;**

The proposed retaining wall provides an area for the facility and maintains the slope above and around the facility. The resulting design minimizes the area of disturbance associated with the construction of the facility.

**5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**

New impervious surface is limited to a parking spot, stair, and structure housing electrical equipment. The development is consolidated in order to minimize the amount of proposed impervious surface.

**6. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;**

Not applicable.

**7. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**

The geotech report dated May 18, 2015 prepared by Aspect Consulting LLC states that a freestanding retaining wall is necessary to meet the slope stability requirements and is better to avoid impact to the steep slope. See attachment 2 for critical areas and geotech reports.

8. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

The proposal is consistent with the geotechnical recommendations that will limit impact to the steep slope as much as possible.

9. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

Not applicable.

10. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

The proposal results in 395 square feet of permanent disturbance of the steep slope. The minimal areas of temporary disturbance anticipated will be restored. An approximately 680 square foot area around the facility and on the steep slope is proposed to be planted with native vegetation (see attachment 1). Removal of existing trees on the site is minimized but three to six multi-stem deciduous trees and one 16 inch fir tree are present within the existing facility area that will be removed. Trees noted on the plans for protection are required to be retained. See Figure 4 below for proposed planting schedule and attachment 1 for the planting plan. **See Section X for a related condition of approval.**

Figure 4

Common Name	Scientific Name	Plant Spacing (in feet on center)	Quantities
Black Hawthorn	<i>Crataegus douglasii</i>	12'	1
Beaked Hazelnut	<i>Corylus cornuta</i>	12'	2
Shore Pine	<i>Pinus contorta</i>	6-8'	3
Pacific Wax Myrtle	<i>Myrica californica</i>	5'	2
Snowberry	<i>Symphoricarpos albus</i>	3'	28
Nootka Rose	<i>Rosa nutkana</i>	3'	24
Salal	<i>Gautheria shallon</i>	18"	138
Western Sword Fern	<i>Polystichum munitum</i>	18"	138
Tall Oregon Grape	<i>Mahonia aquifolium</i>	3'	15

#### IV. Public Notice and Comment

Application Date:

April 4, 2016 (LO) and December 30, 2016 (LI)

Public Notice (500 feet):

January 14, 2016 (LO) and January 26, 2016 (LI)



Minimum Comment Period: May 12, 2016 and February 9, 2017

The Notice of Application for the Critical Areas Land Use Permit was published in the City of Bellevue Weekly Permit Bulletin and the Seattle Times on May 12, 2016. An Administrative Amendment was added and noticed on February 9, 2017. Notice was also mailed to property owners within 500 feet of the project site. No comments were received.

## **V. Summary of Technical Reviews**

### **A. Clearing and Grading**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

### **B. Utilities**

The City's Utility Department reviewed and approved the proposal. Any future Utilities permit applications must comply with Bellevue Codes 24.02, 24.04 and 24.06.

### **C. Transportation**

The City's Transportation Department reviewed and approved the proposal.

## **VI. State Environmental Policy Act (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

### **A. Earth, Air, and Water**

The proposed work is at the existing facility and only 40 cubic yards of earth movement is anticipated. Any erosion potential would be temporary and mitigated by required best management practices for erosion control in conformance with the City's Clearing and Grading Code BCC 23.76. No surface water withdrawals or diversions are proposed.

### **B. Animals**

No animals are known to be present in this road slope between 116<sup>th</sup> PI. SE and the private road. The trees present can provide habitat for birds and small animals. Vegetation will be improved by removal of ivy and replanting of native vegetation.

### **C. Plants**

Existing trees are avoided by the proposal with the exception of up to six trees that are within the existing facility. Tree removal will result from the proposed wall and placement of structures and to remove the trees to avoid damage of utility lines. Trees removed include multi-stem alders and a 16 inch fir tree. Replacement planting is proposed that includes replacement trees. Any areas of temporary disturbance will also be restored. **See Section X for a related condition of approval.**

### **D. Noise**

The project is adjacent to primarily commercial properties but is near some residential properties whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Section X for a related condition of approval.**

## **VII. Changes to Proposal Due to Staff Review**

Staff requested the applicant to consolidate the facility and limit proposed disturbance to the steep slope. The retaining wall was reduced and the improvement revised to locate them in a smaller footprint. Staff also required an Administrative Amendment application be submitted due to the changes to the pump facility that requires CUP approval.

## **VIII. Decision Criteria**

### **A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria**

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

#### **1. The proposal obtains all other permits required by the Land Use Code;**

The applicant must obtain approval of clearing and grading permit 16-128796-GD and a building permit for the new structure as well as any other construction permits for the project. All permits must reference this approval. **See Section X for a related condition of approval.**

#### **2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

The project utilizes the best available construction techniques to have the least impact on critical areas as possible. An area of 395 square feet of slope will be impacted. This area will be mitigated by 680 square feet of native planting on the slope so that the critical area function is improved above the existing condition. **See Section X for**

**a related condition of approval.**

- 3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

As discussed in Section III of this report performance standards will be met.

- 4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

The proposed activity will maintain a public sewer facility.

- 5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

The submitted mitigation plan is consistent with LUC 20.25H.210. Maintenance and monitoring is proposed for five years per the performance standards and goals found in the plan as part of the critical areas report. See attachment 2 for critical areas report and maintenance and monitoring plan. Annual monitoring reports are required to be submitted to Land Use for each year of maintenance. **See Section X for a related condition of approval.**

- 6. The proposal complies with other applicable requirements of this code.**

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

**B. LUC 20.30B.175.D Administrative Amendment to a Conditional Use Permit – Decision Criteria**

The Director shall approve a proposed amendment to an approved project or decision if:

- a. The amendment maintains the design intent or purpose of the original approval**  
The proposal improves the existing design of the facility by providing a structure that is more residential in character. See Figure 4 below for the existing structure and a rendering of the proposal.

**Figure 5**



**b. The amendment maintains the quality of design or product established by the original approval**

The proposal improves the quality of design provide providing a more aesthetic structure and facility. Native vegetation will also replace invasive vegetation and improve the overall aesthetics of the facility and surrounding landscaping.

**c. The amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property.**

The proposal maintains the existing pump station and does not have impacts on adjacent property.

**IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Development Services Department does hereby **approve with conditions** the proposed replacement and modifications to the existing Lake Heights pump station.

**Note- Expiration of Approval of Critical Areas Land Use Permit:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a clearing and grading permit or other necessary development permits within one year of the effective date of the approval.

**X. Conditions of Approval**

**The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:**

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code – BCC 23.76	Savina Uzunow, 425-452-7860
Utility Code – BCC Title 24	Chris Brookes, 425-452-6825
Land Use Code – BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control – BCC 9.18	Reilly Pittman, 425-452-2973
Transportation Code – BCC Title 14	Ryan Miller, 425-452-7915

**The following conditions are imposed under the Bellevue City Code and SEPA authority referenced:**

- 1. Clearing and Grading Permit and Building Permit:** Grading permit 16-128796-GD for project clearing and grading is required to be approved prior to project construction. A building permit is required for the proposed structure. Plans submitted as part any future application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140  
Reviewer: Reilly Pittman, Development Services Department

- 2. Easement:** The facility is required to be placed into an easement. A copy of the easement is required prior to issuance of the clearing and grading permit.

Authority: LUC 20.20.010  
Reviewer: Reilly Pittman, Development Services Department

- 3. Mitigation Planting Plan:** 680 square feet of mitigation and restoration planting is required at a minimum as proposed in the submitted plans. All areas of temporary disturbance are required to be restored. The planting plan must be submitted as part of the clearing and grading permit.

Authority: Land Use Code 20.30P.140  
Reviewer: Reilly Pittman, Development Services Department

- 4. Maintenance and Monitoring:** The Maintenance and Monitoring plan in section six of the critical areas report as attachment 2 is required to be included on the planting plan submitted under the clearing and grading permit. Monitoring is required for five years. A copy of the annual monitoring report is required to be provided to the Environmental Planning Manager for the Land Use Department.

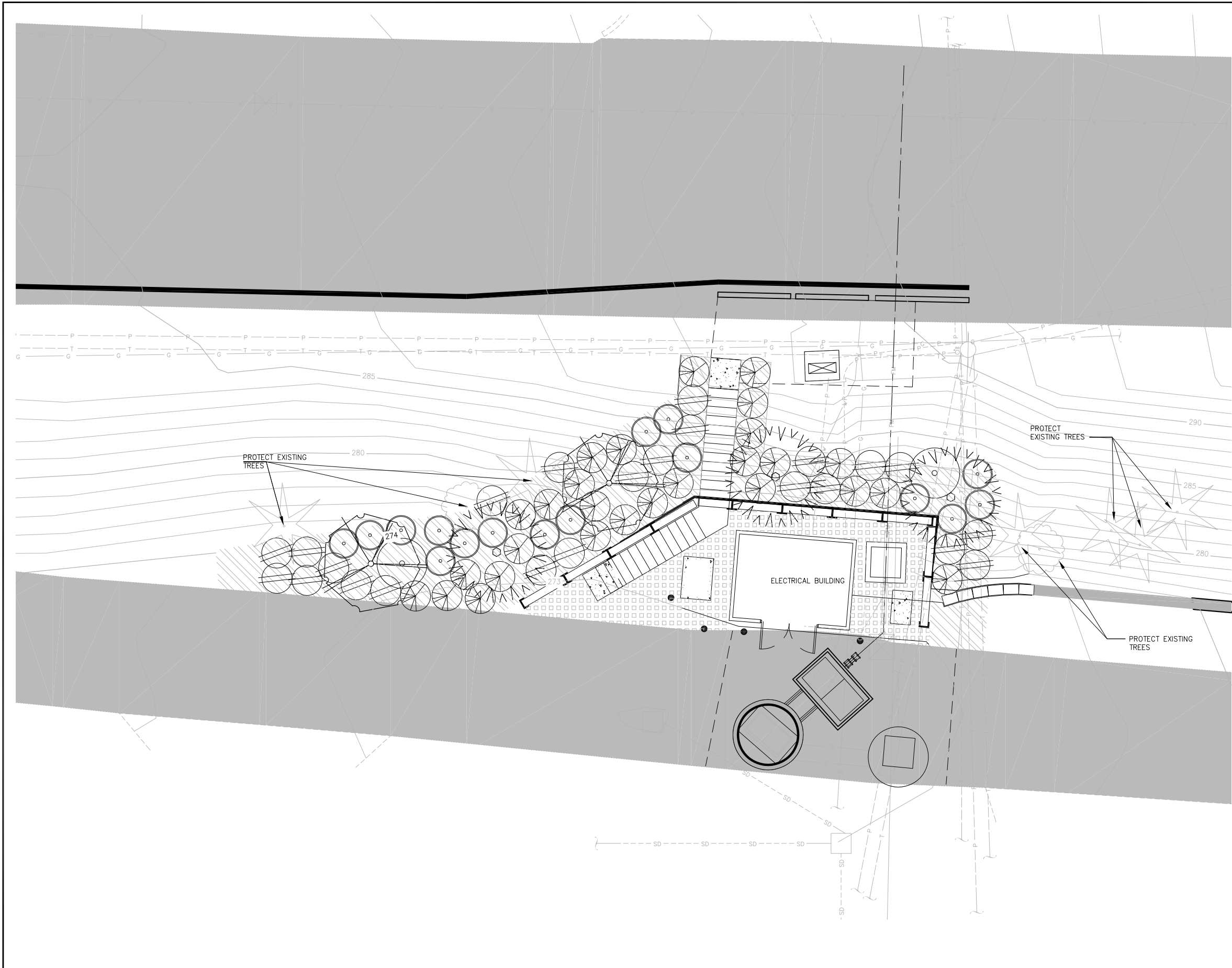
Authority: Land Use Code 20.30P.140; 20.25H.220  
Reviewer: Reilly Pittman, Development Services Department



- 5. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

Reviewer: Reilly Pittman, Development Services Department



GENERAL NOTES:

- 1. SEE DEMOLITION PLAN 00C-01 FOR TREES TO BE REMOVED.

LEGEND:

EXISTING ASPHALT

GENERAL PLANTING NOTES:

- 1. PLANTING OF CONTAINERIZED MATERIAL IS TO OCCUR DURING THE COOL SEASON MONTHS (OCT. 1-MARCH 31). OTHER PLANTING TIMES MUST HAVE PRIOR AUTHORIZATION FROM THE ENGINEER.
- 2. SELECTED PLANTS SHALL CONFORM WITH THE CODE OF STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEYMEN.
- 3. NURSERY GROWN PLANS SHALL BE SOUND, HEALTHY, VIGOROUS PLANS, FREE OF DEFECTS, DISEASE AND INFESTATION. THE ENGINEER SHALL REVIEW PLANT MATERIAL AND PLANT MATERIAL LAYOUT PRIOR TO PLANTING.
- 4. PREPARE SOIL AS INDICATED IN THE SOIL PREPARATION DETAIL.
- 5. ALL PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR TO REMAIN ALIVE, WITH VIGOROUS GROWTH, AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FINAL WRITTEN ACCEPTANCE OF PLANTING BY THE ENGINEER. DEAD OF UNHEALTHY PLANTS SHALL BE REPLACED BY THE CONTRACTOR PER PLANS AND SPECIFICATION AND AS DIRECTED BY THE ENGINEER..

PLANT SCHEDULE:

SYMBOL	QUANTITY	COMMON NAME/ BOTANICAL NAME	SIZE/NOTES
	1	BLACK HAWTHORN / CRATAEGUS DOUGLASII	1 1/2" CAL, SPACED PER PLAN
	2	BEAKED HAZELNUT / CORYLUS CORNUTA	6'-7' HT, MULTI-STEM, SPACED PER PLAN
	3	SHORE PINE / PINUS CONTORTA VAR. CONTORTA	6'-8' HT. B&B
	2	PACIFIC WAX MYRTLE / MYRICA CALIFORNICA	5 GALLON, 5' O.C.
	28	SNOWBERRY / SYMPHORICARPOS ALBUS	2 GALLON, 3' O.C.
	24	NOOTKA ROSE / ROSA NUTKANA	2 GALLON, 3' O.C.
	15	TALL OREGON GRAPE / MAHONIA AQUIFOLIUM	3 GALLON, 3' O.C.
	138	PLANT MIX: 50% SALAL / GAULTHERIA SHALLON	1 GALLON, 18" O.C. TRIANGULAR SPACING, CLUSTER OF 5-7 OF THE SAME SPECIES
	138	50% WESTERN SWORD FERN / POLYSTICHUM MUNITUM	
		GRASS PAVER	

NO	DATE	BY	APPR	REVISIONS
	3/23			60% SUBMITTAL
DRAFT				
(NOT FOR CONSTRUCTION OR RECORDING)				



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Approved By

UTILITIES PLANNING DESIGN MANAGER DATE  
PROJECT MANAGEMENT SUPERVISOR DATE

TJ 10/16/15  
DESIGNED BY DATE  
SK 10/16/15  
DRAWN BY DATE  
KG 10/16/15  
CHECKED BY DATE



City of  
Bellevue

Utilities Department

LAKE HEIGHTS PUMP STATION  
STEEP SLOPE  
RESTORATION / MITIGATION  
PLANTING PLAN

00C-04 SHT \_\_\_\_ OF \_\_\_\_