

CITY OF BELLEVUE
EAST BELLEVUE COMMUNITY COUNCIL
PUBLIC MEETING NOTICE

Rules of Procedure are available at the City Clerk's Office

The East Bellevue Community Council will hold a courtesy public meeting during its Regular Meeting on **Wednesday, January 2, 2013 at 6:30 p.m.**, in the Lake Hills Clubhouse, 15228 Lake Hills Boulevard, to consider the Palmer Preliminary Short Plat located at 15330 SE 22nd Street, as applicable within their jurisdiction:

12-124733-LN:

To short plat one residential lot (14,640 square feet) into two residential lots (7832 square feet and 6808 square feet) within the single family R-5 zoning district.

Written comments may be addressed to the East Bellevue Community Council in care of Michelle Murphy, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009.

Posting/Publication Date: Thursday, December 13, 2012



DATE: December 11, 2012
TO: East Bellevue Community Council
FROM: Carol Saari, Senior Planner
SUBJECT: Department Reports - Land Use Reports
Palmer Preliminary Short Plat File #12-124733-LN
15330 SE 22nd Street

We would like to bring to your attention an application for a preliminary short plat. As a Process II application, we are bringing this application to you under Department Reports – Land Use Reports.

Doug Palmer is proposing to short plat one residential lot (14,640 square feet) into two residential lots (7832 square feet and 6808 square feet) within the single family R-5 zoning district. The project is exempt from environmental review (no critical areas).

Status: The application was submitted on September 21, 2012. A city revision request letter was sent on November 9, 2012. We are accepting comments until we make the decision – within the next couple months. We encourage you to make comments early in the process so we may address your concerns.

Please see attached application, vicinity map (with calculations), plan and city revision request letter dated November 9, 2012.

Attachments: Application
Vicinity Map (with calculations)
Plan
City revision request letter dated 11/9/2012



Development Services
Permit Processing 425-452-4898

Application for
LAND USE APPROVAL

APPLICATION DATE <u>9/21/12</u>	TECH <u>09</u>	CIP PROJ #	PROJECT FILE # <u>12-124733 UN</u>
<input type="checkbox"/> Administrative Conditional Use-LA <input type="checkbox"/> Boundary Line Adjustment-LW <input type="checkbox"/> Planned Unit Development-LK <input type="checkbox"/> Planned Unit Dev Combined w/Plat-LK <input type="checkbox"/> Conditional Use-LB <input type="checkbox"/> Conditional Use Shoreline Mgmt-WA/WG <input type="checkbox"/> Design Review-LD <input type="checkbox"/> Final Plat-LG	<input type="checkbox"/> Binding Site Plan-LF <input type="checkbox"/> Final Short Plat-LF <input type="checkbox"/> Land Use Approval Amendment-LI <input type="checkbox"/> Land Use Exemption-LJ <input type="checkbox"/> Critical Land Use Permit Admin-LO <input type="checkbox"/> Preliminary Plat-LI <input type="checkbox"/> Antenna no Building Permit w/SEPA-CA	<input checked="" type="checkbox"/> Preliminary Short Plat-LN <input type="checkbox"/> Preliminary SEPA Review-LM <input type="checkbox"/> Shoreline Development-WG <input type="checkbox"/> Shoreline Exemption w/o SEPA-WD <input type="checkbox"/> Shoreline Exemption w/SEPA-WE <input type="checkbox"/> Shoreline Variance-WF <input type="checkbox"/> Variance-LS	
NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.			

1. Property Address 15330 SE 22ND Street Zoning R-5
 Project Name (if applicable) Palmer Short Plat Tax Assessor # 022405-9066

2. Applicant WILLIAM D. PALMER Phone (425) 351-9181
 Address 15330 SE 22ND ST. City, State, Zip Bellevue WA 98007

3. Contact Person DOUG PALMER Phone (425) 351-9181
 E-Mail Address dpe56@hotmail.com FAX # ()
 Address 15330 SE 22ND ST. City, State, Zip Bellevue WA 98007

4. Engineer/Architect (Surveyor) Boyd & Assoc. Inc. Phone (425) 204-0840
 Address 828 Index Court NE City, State, Zip Renton WA 98056

5. Description of proposed project, use, exemption, or variance
Two lot short plat
 Proposed Building Gross Square Footage _____ Proposed Structure Parking Gross Square Footage _____

6. Nature of Project (if applicable)
 Current use of property and existing improvements Single family residence
 Identify any adjacent water area/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property.
NONE

7. If SHORT PLAT or SUBDIVISION Application: Total Acreage 14,641 SQFT Number of Proposed Lots 2
Approx 1/3 acre
 Has this property been previously subdivided? If yes, Date 6/5/07 Recording # 20070605900003
 If this is a Final Plat or Final Short Plat, what is the Preliminary project file # _____

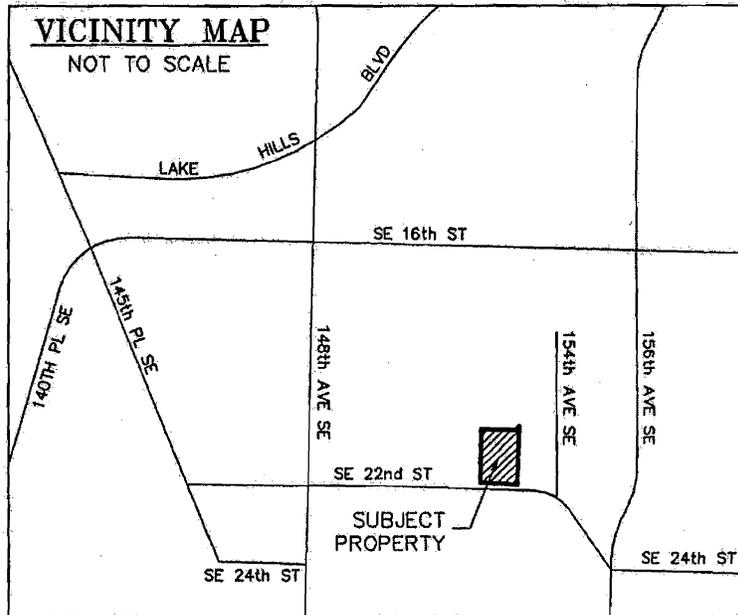
8. If SHORELINE MANAGEMENT: Total cost or fair market value of the project (whichever is higher) \$ _____
 If a single family residence or pier is proposed, is it intended for the owner's own personal use? Yes No
 If Shoreline Variance, the development will be located:
 Landward Waterward AND/OR Outside Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)
 of the ordinary high water mark.

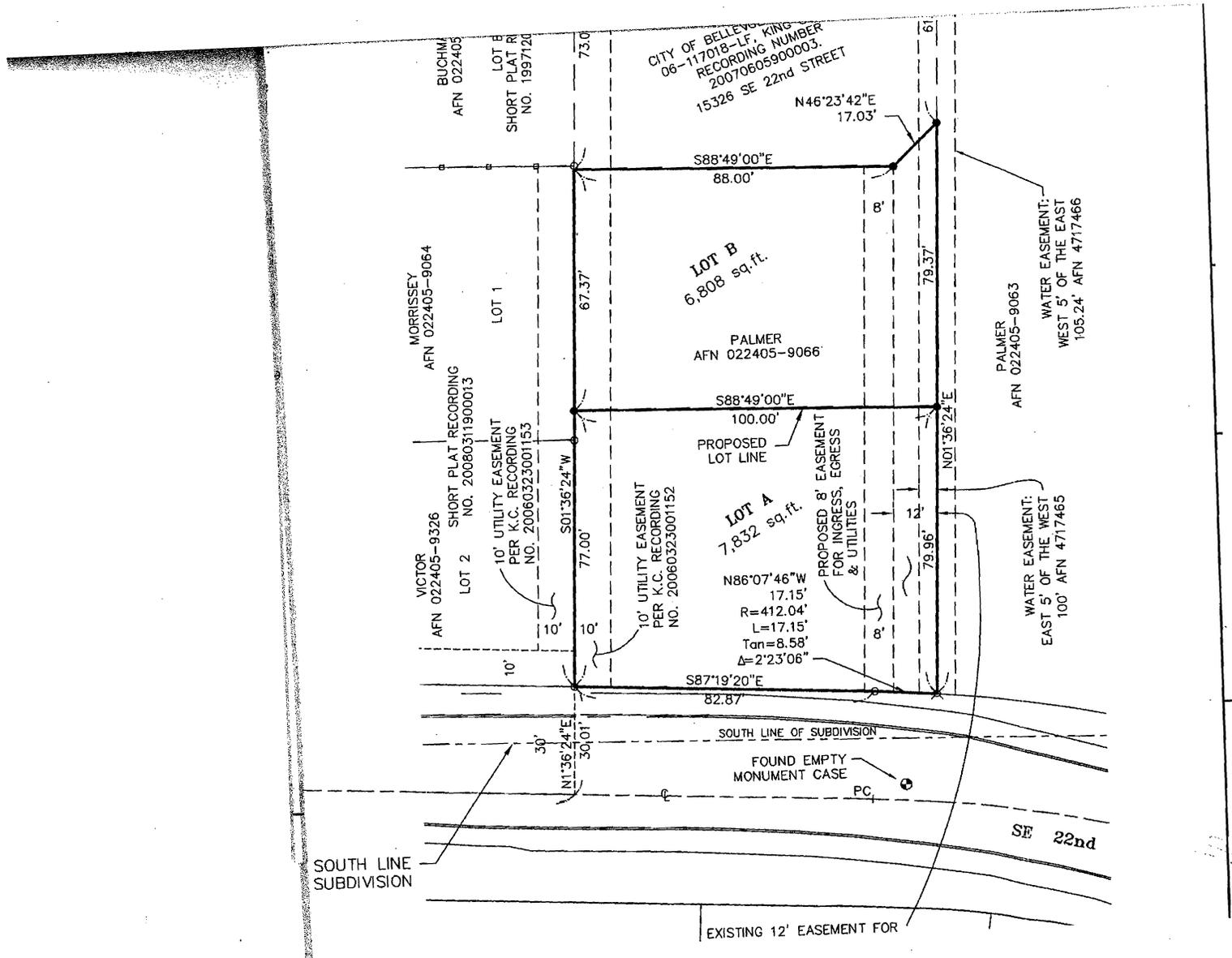
BCC 23.10.033 - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.

Signature William D. Palmer Date 9-19-2012
 (Owner or Owners Agent)





City of
Bellevue



Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

November 9, 2012

Doug Palmer
15330 SE 22nd Street
Bellevue, WA 98007

Re: Revision Request – Palmer Preliminary Short Plat
12-124733-LN
15330 SE 22nd Street

Dear Mr. Palmer:

The purpose of this letter is to give you City comments regarding the proposed preliminary short plat referenced above. Based on review by City departments, it will be necessary for you to respond to the following requests for additional information and/or revisions.

Please submit revisions within sixty (60) days, by January 9, 2013, in order to avoid cancellation procedures. Please contact me if you cannot meet this resubmittal date.

Additional information may be requested as a result of our review of your submittal to the following issues.

A. Land Use Division Contact: Carol Hamlin; phone (425) 452-2731

1. East Bellevue Community Council (EBCC): The project will be presented to the EBCC at one of their meetings. I will schedule this with the City Clerk's Office.
2. The property is located in the R-5 zoning district which has the following dimensional requirements:
 - Front: 20 feet measured from the inside edge of an access easement
 - Rear: 20 feet
 - Side: minimum 5 feet
 - 2 Sides: 15 feet
 - Access easement: 10 foot setback measured from the inside edge of the access easement
 - Minimum lot width: 60 feet
 - Minimum lot depth: 80 feet
 - Minimum street frontage: 30 feet
 - Maximum lot coverage: 40%
 - Impervious Surface: 55%
3. Setback designations: Please provide setback designations on lots as follows:
 - Lot 1: Front: Adjacent to the street
 - Rear: North
 - Side: East/West and a 10 foot setback measured from the inside edge of the access easement

Lot 2: Front: East - measured from the inside edge of the access easement; there's also a 10' setback measured from the inside edge of the access easement (however this setback falls within the front setback which has a greater dimension)
Rear: West
Side: North/South

4. Building Pads: Please submit a "working copy" of the plan which shows the building envelope (outside of required setbacks). We want to make sure you have a building pad outside of required setbacks. Please show maximum lot coverage/impervious surface limitations on the lots.
5. Lot Coverage: Lot coverage may not exceed 40% in the R-5 zoning district.
6. Significant Trees: Sheet 2 of 2 shows the 38" fir adjacent to (or within) the proposed access easement to be saved. Please verify that this fir will be retained, and if so, measures to protect the tree/root system during infrastructure construction.
7. Lot Averaging (LUC 20.20.017): Lot averaging is being used since Lot B is under the required 7200 square feet for the R-5 zoning district. A condition of approval for the short plat approval and to be noted on the face of the short plat will be as follows:

"No variance from setbacks or dimensional standards to accommodate a building larger than will fit outside of building setbacks will be granted. All lots must meet lot coverage/impervious surface limitations for this zoning."

8. A condition of approval will be that demolition of the house must be completed prior to final short plat approval.
9. Insert the file number in the lower right hand corner of each sheet.

B. Transportation Department Contact: Ray Godinez; phone (425) 452-7915

Transportation will not require engineered drawings as the required transportation improvements for this application is minimal and can be regulated with Building (BS) and ROW (TG) permits. Minor revision requests for the preliminary drawings:

1. Label the joint use driveway serving lots 1 and 2 as 153rd Lane SE.
2. Indicate on the plat map that the joint use driveway (153rd Lane SE) will serve the lot north of lot 2.
3. Place a note on the plat map stating that all lots using the joint use driveway (153rd Lane SE) will be responsible for maintenance and repair.
4. Place a note on the plat map stating that the joint use driveway (153rd Lane SE) will remain open at all times for emergency access.

C. Utility Department Contact: Arturo Chi; phone (425) 452-4119

1. A preliminary drainage report is required as shown in the submittal chart.
2. A site plan with all City of Bellevue utilities (sewer, water, and storm) will be required.

E. Clearing & Grading Division Contact: Janney Gwo; phone (425) 452-6190

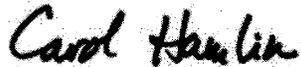
1. No concerns.

F. Fire Prevention Division Contact: Adrian Jones; phone (425) 452-6032

1. The Final Short Plat shall state that access road shall be posted and marked "Fire Lane-No Parking" per Bellevue Standards.

Thank you for submitting your application. We look forward to working with you on your project. For specific questions to items listed above, please call the department reviewer identified above. For other questions, please call me at (425) 452-2731.

Sincerely,



Carol Hamlin
Senior Planner

Cc: City DRC Review Team identified in letter above