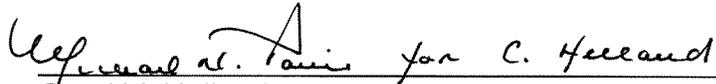




**City of Bellevue
Department of Planning & Community Development
Land Use Division Staff Report**

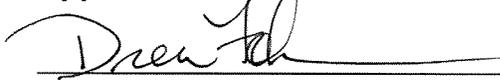
Proposal Name: Jones Short Plat
Proposal Address: 11911 NE 34th Street
Proposal Description: Subdivide a 2.01 acre lot in the R-1 land use district into 2 single family lots.
File Number: 06-106765-LN
Applicant: Patrick Jones
Decisions Included: Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200.

**State Environmental Policy Act Determination of Non-Significance
Threshold Determination:**



Carol V. Helland
Environmental Coordinator
Dept of Planning and Community Development

Department Decision: **Approval with Conditions**



Drew Folsom, Assistant Planner
Dept. of Planning and Community Development

Application Date: March 22, 2006
Notice of Application: May 11, 2006
Decision Publication Date: November 30, 2006
Appeal Deadline: December 14, 2006

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSAL

The applicant proposes to short plat an existing parcel totaling 87,624 square feet (2.01 acres) into two single-family residential lots in the R-1 zoning district. The parcel is located at 11911 NE 34th St and is currently developed with one single family residence and a detached barn. A small protected slope is located on the south portion of the site. Lot 1 of the short plat will be 52,620 square feet while Lot 2 is proposed to be 35,004 square feet. The existing house and barn on lot 1 will remain.

The proposal vested under the Land Use Code and other land use control ordinances in effect when the complete applicant was submitted on March 22, 2006.

II. SITE DESCRIPTION AND CONTEXT

Site Characteristics

The site is located in a community of single-family residential homes in the Bridal Trails Subarea. The site is accessed via NE 34th St, a private road. The site slopes moderately from east to west, with a small area of 40% slope located along the south property line. This area will be placed in an NGPA. The site contains several significant trees, predominately cedars and firs.

III CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Special District Requirements (Sensitive Area Overlay District LUC. 20.25H)

Protected Areas

The site includes an area of 40 percent slope. Areas of 40% slope require a 50-foot non-disturbed primary setback and an additional 15-foot structure setback. No encroachments will be allowed into the buffer areas with future development.

Disturbance Limits

LUC Section 20.25H.110D.1 requires sites that contain slopes of 15% or greater to comply with disturbance limitations. Disturbance limits apply to this site because portions of the property exceed 15 percent slope. The object of disturbance limitations is to encourage consolidation of disturbance on areas of least slope and to minimize changes in grade, cleared area, and volume of on site cut or fill.

The maximum allowable disturbance on the site is 76,637 square feet or approximately 87.4 percent of the total site area. This requires the applicant to preserve a minimum of 10,987 square feet of the total site area as areas of non-disturbance. Approximately 1774 square feet will be set aside as NGPA for the slope and 10,360 square feet will be set aside as a Retained Vegetation Area, exceeding the minimum non-disturbance requirement. Refer to Section VIII for related conditions of approval.

B. Consistency with Standard Land Use Code Requirements
C.

BASIC INFORMATION		
Zoning District	R 1	
Gross Site Area	87,624 square feet	
Protected Area	1,774 square feet	
ITEM	REQ'D/ALLOWED	PROPOSED
Dwelling Units/Acre	1	1
Minimum Lot Area	35,000 square feet	35,004 and 52,620 square feet
Minimum Lot Width	100-feet	122 and 162 feet
Minimum Lot Depth	150-feet	273 and 273 feet
Building Setbacks		
Front Yard	35-feet	35-feet
Rear Yard	25-feet	25-feet
Min. Side Yard	5-feet	5-feet
2 Side Yard	20-feet	20-feet
Tree Retention	15 % of significant trees, 98.25"	23 % of significant trees, 151"

IV. 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 adequately mitigate expected environmental impacts.

Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the *2004-2015 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) published June 10, 2004. This document is available in the Department of Planning and Community Development Records Room, Bellevue City Hall, 11511 Main St, Lobby Floor. Transportation-related impacts associated with the Jones Short Plat are consistent with the potential projected impacts analyzed in the 2004-2015 TFP EIS.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

The preliminary short plat application has been reviewed and no further utility revisions are needed at this time. The Utility Department approval of the preliminary short plat application is based on the conceptual utility design only. This conceptual review of the proposal has no implied approvals of the engineering design and specifications. See Section VIII of this report for Utilities Department related Conditions of Approval.

B. Fire Department Review

The City of Bellevue Fire Department has reviewed the proposal for compliance with the Fire development codes and standards. As proposed, the Fire Department has no concerns with the project.

C. Transportation Department Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure permit.

Under BCC 22.16, payment of the transportation impact fee for each new house will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the city council. Builders will pay the fee in effect at the time of building permit issuance.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. This permit is issued directly by the Transportation Department.

Street Frontage Improvements

This project will not be required to install street frontage improvements as adjacent street improvements are non-existence and will not be installed in the foreseeable future.

Site Access

Access to new lot create by the Jones Short Plat will be from an existing driveway off of NE 34th Street which is a private road. This driveway width is 10 feet at its most narrow point, and is acceptable to service one home by Transportation Standards (with Fire Department Approval).

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories

are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Near the development site 116th Avenue NE is classified as an "Overlay Required" street. Pavement restoration requirements will be specified in the right-of-way permit assigned to this project.

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. This project will create one new p.m. peak hour trip. Due to the low amount of trip generation of the Jones Short Plat, traffic impacts will be negligible.

VI. PUBLIC NOTICE AND COMMUNITY INPUT

Application Date: March 22, 2006

Public Notice (500 feet): May 11, 2006 (Includes sign installation at the site)

Minimum Comment Period: May 25, 2006

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *King County Journal* on May 11, 2006. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day. No comments either in support of or objection to were received regarding this application.

VII. Decision Criteria:

20.45B.130B Decision Criteria for a Preliminary Short Plat.

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: City codes ensure public health, safety and general welfare through development code requirements. The site is accessed via 34th Ave NE, a private street. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

- 2. The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

- 3. The preliminary short plat appropriately considers the physical characteristics**

of the proposed short subdivision site.

Finding: The preliminary short plat considers the physical characteristics of the site by establishing an NGPA for protected slope areas and a RVA for non-disturbance and tree retention purposes.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Development Standards

Finding: The proposal complies with the Land Use Code requirements for R-1 zoning, the Utility Code and the City of Bellevue Development Standards.

Land Use Code Requirements

- A. **Dimensional Requirements:** The site is currently zoned single-family R-1 which has a minimum lot size requirement of 35,000 square feet. The dimensional requirements for the R-1 zoning district include:

- 35' Front Yard Setback
- 25' Rear Yard Setback
- 5' Side Yard Setback
- 20' Two Side Yard Setback
- 30' Maximum Building Height
- 35% Maximum Lot Coverage by Structure
- 100' Minimum Lot Width
- 150' Minimum Lot Depth

Finding: All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-1 dimensional requirements. The LUC includes a provision for lot averaging in short plats. Under this provision, individual lots within a short plat are considered to be in compliance with the minimum area requirements if the average of the areas of all the lots in the short plat meet the minimum requirement for the zoning district, provided the lot area is not reduced by more than 10 percent. However, as proposed, each lot exceeds the requirements for minimum lot area. As such, no lot averaging is proposed.

- B. **Significant Tree Preservation:** The tree preservation requirements under LUC Section 20.20.520 to save 15 percent of significant trees on the site apply to this proposal. The applicant has identified 29 significant trees on the site with a total of 655 diameter inches. In order to meet the 15% minimum retention requirement, the project must retain 98.25 diameter inches of significant trees.

Finding: The applicant proposes to preserve 7 trees that comprise a total of 151 diameter inches, or 23% of significant trees. This satisfies minimum tree retention requirements. See Section VIII for a related condition of approval.

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Finding: The site is located within the Bridal Trails Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family low development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-1). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan polices to maintain good surface water quality (EN-33).

The proposal meets utility standards (UT-1), provides development on infill or under-utilized sites with adequate urban services (HO-17), and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features by providing the preservation of healthy significant existing trees on-site.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Finding: Each lot can reasonably be developed to current R-1 zoning standards without requiring a variance. The proposed lots meet minimum standards for lot width, lot depth, and lot area of the R-1 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance. See related condition of approval in Section VIII.

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, ingress / egress, necessary easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

VII. Conclusion and Decision:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **approve** the subject Preliminary Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for

an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and .160.

VIII. Conditions of Approval:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Build. Division, 425-452-6864
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code – BCC Title 20	Drew Folsom, 425-452-4441
Noise Control – BCC 9.18	Drew Folsom, 425-452-4441
Sign Code – BCC Title 22	Drew Folsom, 425-452-4441
Transportation Development Code – BCC 14.60	Ray Godinez, 425-452-7915
Right of Way Use Code – BCC 14.30	Jon Regalia, 425-452-4599
Transportation Department Design Manual	Ray Godinez, 425-452-7915
Traffic Standards Code 14.10	Ray Godinez, 425-452-7915
Utility Code – BCC Title 24	Rob Hutchinson, 425-452-7903

A. GENERAL CONDITIONS

1. UTILITIES DEPARTMENT APPROVAL

Utilities Department approval is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. Utilities Department design review, plan approval, and field inspection will be under the Utilities Permit Processes.

CRC (Capital Recovery Charge) for Water, Sewer and Storm are required.

CWA (Cascade Water Alliance) charge for domestic and irrigation meters.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

REVIEWER: Rob Hutchinson, Utilities Department

2. NOISE - CONSTRUCTION HOURS

The proposal will be subject to normal construction hours of 7:00 am to 6:00 pm Monday through Friday and 9:00 am to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to PCD, work hours MAY be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Drew Folsom, Planning and Community Development Department

3. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a right of way use permit from the City of Bellevue Transportation Department before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Jon Regalia, Transportation Department

4. OFF-STREET PARKING

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Jon Regalia, Transportation (425) 452-4599

5. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of 116th Avenue NE will require an overlay restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21
REVIEWER: Jon Regalia, 425-452-4599

6. TREE PROTECTION

To mitigate adverse impacts to nondisturbed areas and trees to be retained during construction:

- a. Clearing limits shall be established at the limit of nondisturbed areas and for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
- b. No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Drew Folsom, Planning and Community Development Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. VARIANCE/MODIFICATION RESTRICTION

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Drew Folsom, Planning and Community Development Department

2. AREAS OF NON-DISTURBANCE

Areas of non-disturbance shall be designated on the face of the Final Short Plat. The drip-line of retained trees shall be contained within the Retained Vegetation Area (RVA) and Native Growth Protection Area (NGPA) along with wording on the face of the short plat as specified by the Department of Planning and Community Development. The boundary of the RVAs and NGPAs must be surveyed and staked with appropriate signage and/or fencing.

AUTHORITY: Land Use Code 20.25H.110.D, 20.25H.120
REVIEWER: Drew Folsom, Planning and Community Development Department

3a. TREE PRESERVATION PLAN

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final plat mylar. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

3b. Tree tags shall be installed on each tree required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact (planner name) at (phone number/e-mail address) to schedule the tree tag inspection. Note: tree tags can be obtained from the land use planner.

AUTHORITY: Land Use Code 20.20.520.E

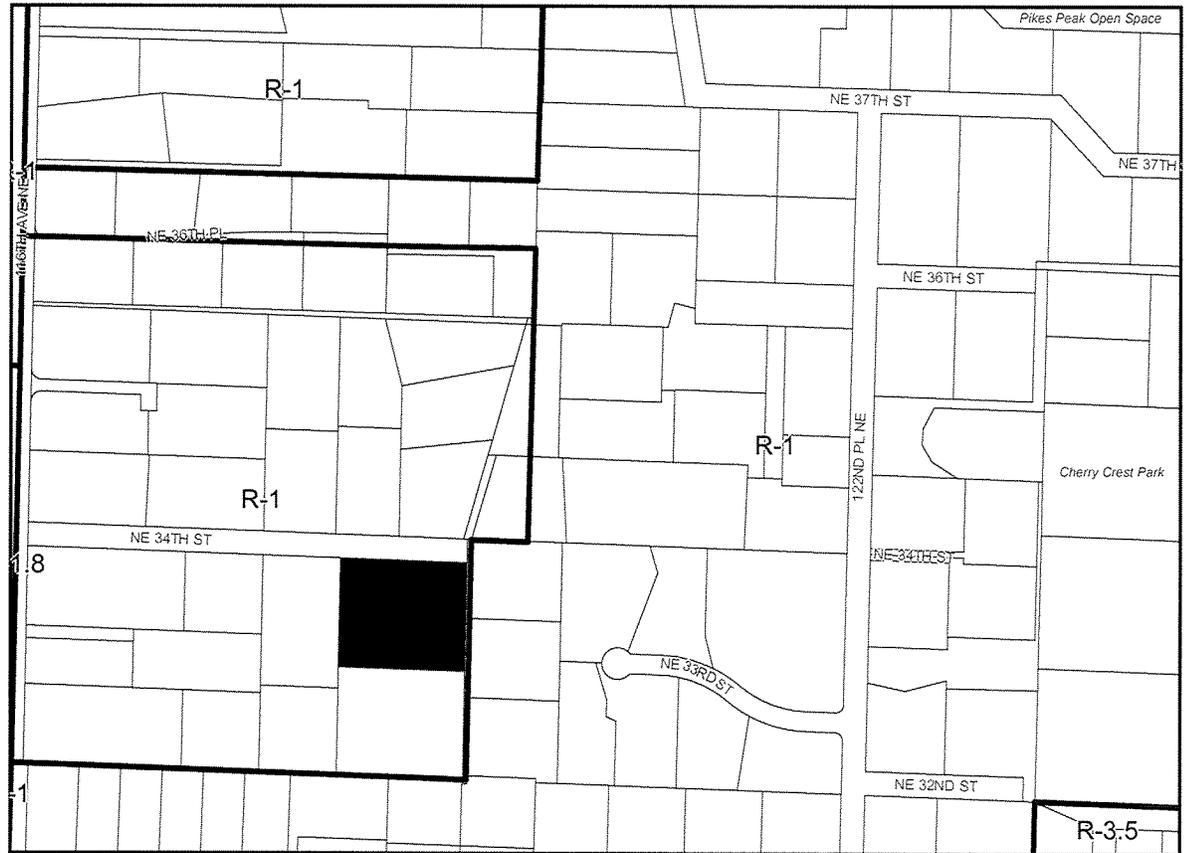
REVIEWER: Drew Folsom, Planning and Community Development Department

LIST OF ATTACHMENTS

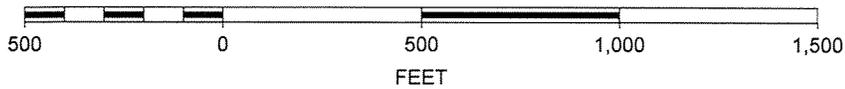
- A. Plans and Drawings
- B. Zoning Map
- C. Vicinity Map
- D. Environmental Checklist

City of Bellevue MapGuide

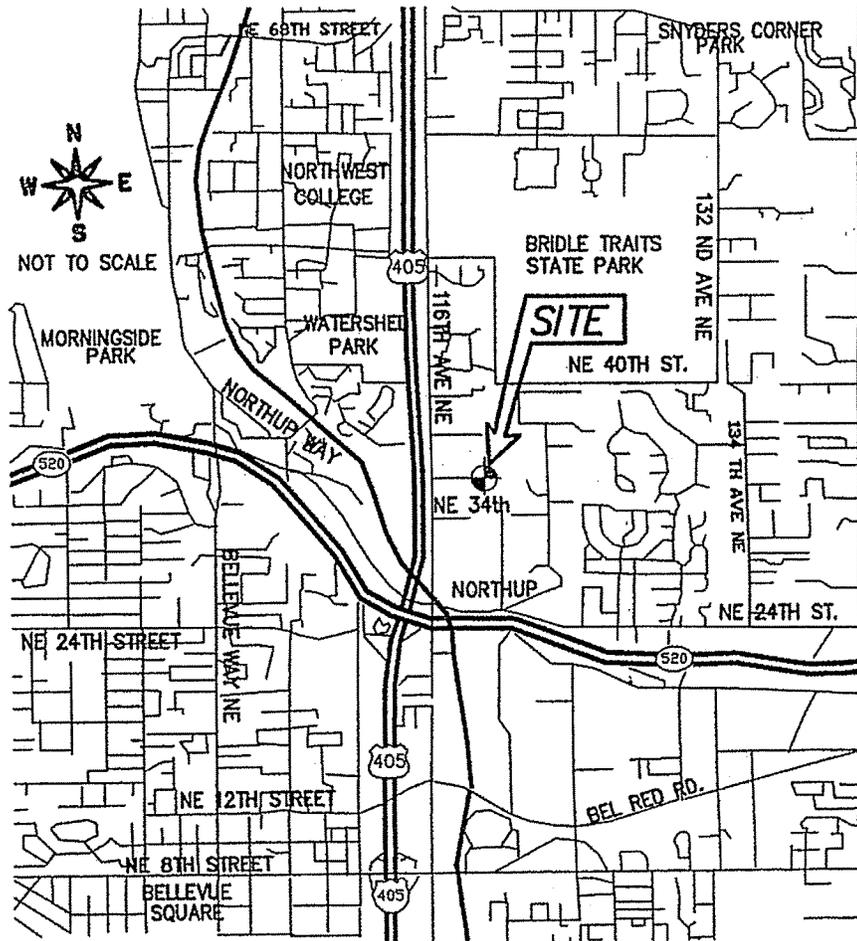
- Streets & Street Names
- Hydrology
- School Layers
- Parks Sites
- Districts - Areas
- Zoning Layers
- Property Layers



SCALE 1 : 5,775



VICINITY MAP



ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: **Pat & Marianne Jones**

Proponent: **Darcy Jones, Jones Engineers Inc.**

Contact Person: **Darcy Jones, Jones Engineers Inc.**

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **4164 Meridian, Suite 200 Bellingham, WA. 98226**

Phone: **(360)733-8888**

Proposal Title: **Jones Short Plat**

Proposal Location: **11911 NE 34th Street, Bellevue, WA. 98005**

(Street address and nearest cross street or intersection) Provide a legal description if available.

NEAREST CROSS STREET IS 116TH AVE. NE THE WEST 1141.20 FEET OF THE SOUTH 547.56 FEET OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

EXCEPT THE WEST 821.20 FEET THEREOF; AND EXCEPT THE SOUTH 273.78 FEET, SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

(Attached)

28.5/10/02

Give an accurate, brief description of the proposal's scope and nature:

1. General description: **The proposal is to subdivide the current property which has a single-family home situated on it into 2 individual lots for the purpose of building 1 new single-family home.**
2. Acreage of site: **2.00 Acres**
3. Number of dwelling units/buildings to be demolished: **None**
4. Number of dwelling units/buildings to be constructed: **One new single-family home.**
5. Square footage of buildings to be demolished: **No buildings will be demolished.**
6. Square footage of buildings to be constructed: **Approximately 2600 sf.**
7. Quantity of earth movement (in cubic yards): **Approximately 750 cy of material will be excavated from the proposed home site and the material will be stock piled and spread evenly along the eastern boundary of the existing home site.**
8. Proposed land use: **Single-Family Residential.**
9. Design features, including building height, number of stories and proposed exterior materials: **The proposed home will be a standard 2 story home approximately 24 feet in height. The proposed exterior materials will be wood, brick and hardy plank siding. Landscaping will be consistent with the City of Bellevue requirements.**
10. Other

Estimated date of completion of the proposal or timing of phasing: **Construction will begin immediately upon approval of the short plat application and approval from the public works department which is anticipated in the summer of 2006.**

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No, the entire 2 acre parcel is included in this proposal. Activities related to this proposal is grading the future lot for 1 new single-family home, driveway and the installation of a water and sewer line to the existing mains on NE 34th Street.**

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **No known environmental studies have been prepared for the site. According to the City of Bellevue GIS mapping, there are no wetlands on the site. In addition, there are no geologic hazards on the site.**

40% wood in south area

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known. **There are no known applications, or governmental approvals pending on the subject property or adjacent parcels.**

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known. **Known approvals include: Preliminary and final short plat approval from the City of Bellevue, a Public Facilities Contract to install infrastructure from the City of Bellevue Public Works Department,**

D.F. 5/14/06

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning N/A
- Preliminary Plat or Planned Unit Development Preliminary plat map (Short Plat Map attached).
- Clearing & Grading Permit Plan of existing and proposed grading Development plans (Attached).
- Building Permit (or Design Review) Site plan Clearing & grading plan (Attached).
- Shoreline Management Permit Site plan N/A

A. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, rolling hilly, steep slopes, mountainous, other.

The existing home site is moderately sloped and the proposed lot and home site has an average slope of 21%.

b. What is the steepest slope on the site (approximate percent slope)?

The maximum slope on the property is approximately 24%.

SD 12/14 40% SLOPE LOCATED IN SOUTH OF PROPERTY

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Bellevue GIS map lists the soil on this site as AgC Alderwood Gravelly Loam (slopes 0-15%).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There is no indication of unstable soils in the immediate vicinity, and the likelihood and potential for landslides is minimal.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The master-grading plan will create one new building lot. It is estimated there will be approximately 750 cy of excavation and 500 cy of embankment on the existing home site area. The remainder of the material will be used on the proposed lot. The proposal does not import or export any materials.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The possibility of erosion could always occur; however, erosion control measures will be in place during construction and clearing to minimize any on-site erosion on the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 4,400 sf 12.5% of the proposed new home site will be covered with impervious surfaces (building footprints, driveways, and patios).

<u>Impervious Area Description</u>	<u>Total impervious surface area</u>	<u>% of site area</u>
Driveways	850 sf	2.4%
Roof area *	2600 sf	7.4%
Patios/sidewalks	950 sf	2.7%
	4,400 sf	12.5%

DH 5/0/06

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Silt fencing and hay bales will be employed to minimize erosion during construction and grading periods.

*Flowed FUELL MTRIGETAD
162 ACC 23.76.090
"EROSION CONTROL"*

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Short-term construction emissions will be generated during the construction phases of the project. Heavy equipment machinery, required for clearing, grading, and construction of the single-family home will produce emissions during the daylight hours only.

b. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.

There are no known sources of off-site emissions or odors which may affect the site.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

There are no proposed measures to reduce or control emissions or odors.

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A wetland delineation report has not been prepared for this site however it is believed that no wetlands exist on the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work will be done within 200 feet of any waters.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This proposal does not require any filling or dredging.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals are proposed with this project.

5) Does the proposal lie within the 100-year flood plain? If so, note location on the site plan.

The site does not lie within the 100-year flood plain.

6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Drain spouts; driveways and roof run-off will be conveyed and collected in a sand filter and then released at pre-development rates to the natural drainage system.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

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Ground water will not be withdrawn from the site.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage, industrial, containing the following chemicals ...; agricultural; etc.).

The development plans for the subject property do not propose any discharge of waste materials to surface waters.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff sources include rainwater, landscape irrigation, car and home washing, and water recreation activities. Runoff will be collected and conveyed to a sand filter and then released to the natural drainage facility.

2) Could waste materials enter ground or surface waters? If so, generally describe.

It is not anticipated that any waste material will enter ground or surface waters.

d) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Silt fencing, hay bales, and siltation ponds will be in place in accordance with the City of Bellevue requirements.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage,
- other water plants: water lily, eelgrass, milfoil,
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Under a separate permit clearing & grading will occur within the proposed lot area for the construction of 1 single-family home. The total amount of vegetation to be removed has not yet been determined but it is anticipated that approximately 12, 000 sf will be cleared and graded.

c. List threatened-or endangered species known to be on or near the site.

The applicant is unaware of any known endangered species located on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The applicant intends to preserve as much native vegetation as possible. In addition, once site clearing, grading and construction are completed residential landscaping will occur on the private lot.

5. ANIMALS

a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:

- birds: (**hawk**), heron, eagle, (**songbirds**), other.
- mammals: (deer), bear, elk, beaver, other.
- fish: bass, salmon, trout, herring, shellfish, other.

b. List any threatened or endangered species known to be on or near the site.

There are no known endangered species located on or near the site.

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c. Is the site part of a migration route? If so, explain.

There are no known migratory routes on the subject site.

d. Proposed measures to preserve or enhance wildlife, if any:

There are no proposed measures to preserve or enhance wildlife areas.

6. ENERGY AND NATURAL RESOURCES

a. What kind of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric Power, Natural Gas, Wood heating stoves, Fireplaces, and possibly solar heat, will serve the site.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It is not believed that the potential use of solar energy on adjacent properties would be affected.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

There is no energy conservation features included in the plans of the proposed project.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no known environmental health hazards that could occur as a result of the construction of the subject project.

1) Describe special emergency services that might be required?

Normal emergency service needs for 1 additional new home site is anticipated (police, fire, ambulance, etc.).

2) Proposed measures to reduce or control environmental health hazards, if any:

There is no environmental health hazard control measures proposed with the development of the subject site.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are no known noises in the area that may affect the project site.

2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term construction equipment and traffic noise will occur. Heavy equipment machinery required for clearing, grading, and construction of 1 single-family home will produce noise during the daylight hours only.

3) Proposed measures to reduce or control noise impacts, if any:

To mitigate noise impacts on adjacent property owners, construction will be limited to daylight hours only.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

*NOISE FURTHER
MITIGATED PER
BCC 9.18
"NOISE CONTROL"*

D7.5/10/06

Currently there is one single-family home, playground and sport court on the site. The area is surrounded by large single-family homes on large lots.

b. Has the site been used for agriculture? If so, describe.

It is not believed that the site has been used for commercial agricultural purposes.

c. Describe any structures on the site.

Currently there is one single-family home, a barn and several dog kennels.

d. Will any structures be demolished? If so, what?

No structures will be demolished.

e. What is the current comprehensive plan designation of the site?

The Current Comprehensive Plan Designation of the site is single family and the current zoning for the site R-1. *SINGLE-FAMILY LOW DENSITY*

f. If applicable, what is the current shoreline master program designation of the site?

No portion of this site falls within the shoreline jurisdiction.

g. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

STEEP SLOPES ON SOUTH AREA OF PARCEL

The writer is unaware of any part of the site as being classified as an environmentally sensitive area.

h. Approximately how many people would reside or work in the completed project?

Approximately 3 to 4 people will reside in the completed home site. This number was calculated assuming 1 unit with an occupancy rate of 3.2 capita per unit.

i. Approximately how many people would the completed project displace?

The completed project will not displace any people.

j. Proposed measures to avoid or reduce displacement impacts, if any:

The development of the subject project does not include any proposed measures to avoid or reduce displacement impacts.

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed use on the site is 1 new single-family home. Residential zoning surrounds the site and the development is therefore consistent and compatible with adjacent neighborhoods.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

1 new single-family home will be built on the site. It is uncertain the exact types of structures that will be built on these lots, however, it is believed that they will be classified as high income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No structures will be removed to accommodate new home site.

c. Proposed measures to reduce or control housing impacts, if any:

The proposed development of the subject project does not include any proposed measures to reduce or control housing impacts.

10. AESTHETICS

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a. What is the tallest height of any proposed structure(s), not including trees; what is the principal exterior building material(s) proposed?

The future structures will comply with the City of Bellevue development ordinances and standards. No structure will exceed 35 feet.

b. What views in the immediate vicinity would be altered or obstructed?

It is believed that no views in the immediate vicinity will be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Retained mature vegetation, and landscaping improvements on the private home site will reduce the negative aesthetic impacts of the development.

11. LIGHT AND GLARE

a. What types of light or glare will the proposal produce? What time of day would it mainly occur?

Normal light and glare generated by 1 new single-family home. External house and yard lights, and car lighting are the only anticipated sources of light that will result from the project.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light or glare resulting from the development will not create a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

It is not anticipated that there are any sources of off-site light and glare that will affect the subject site.

d. Proposed measures to reduce or control light and glare impacts, if any:

Perimeter trees will be maintained, where possible to reduce light and glare impacts.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Pike Peaks Greenbelt located on 122nd Avenue NE, Bridle Trails State Park located on 116th Avenue NE and Watershed Park west of 405 on 112th Avenue NE is all within the immediate vicinity of the proposed project site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project will not displace any recreational opportunities.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no measures to reduce or control impacts on recreation.

13. HISTORIC AND CULTURAL AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no known places or objects listed on, or proposed for, national, state, or local preservation registers on or next to the project site.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are no known landmarks or evidence of historic, archaeological, scientific, or cultural importance on or next to the project site.

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c. Proposed measures to reduce or control impacts, if any:

The development of the subject project does not include any proposed measures to reduce or control historic and cultural preservation impacts.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.

Access to the site will come from NE 34th Street via 116th Avenue NE. NE 34th Street will be the primary road serving the site.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Transit service is provided by Sound Transit (Metro). The closest pickup point is Northup Way & 116th Ave. NE.

c. How many parking spaces would the completed project have? How many would the project eliminated?

Two off-street parking stalls will be provided for the new single-family home, in garages and uncovered on-site parking areas. No parking will be eliminated as a result of this project.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Frontage improvements as required by the Transportation Division of Public Works which will include storm drainage items per the City of Bellevue.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not utilize water, air, or rail transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The subject site will generate 9.55 average vehicle trips per day. 20 trips per day are anticipated for the entire project. 3 p.m.-peak hour trips are expected for the project and 2 a.m. peak hour trips are anticipated for the entire project. These numbers are based on a 2 lot short plat.

TOTAL TRIP BREAKDOWN:

SFD - 2 units X 9.55 trips per unit = 20

TOTAL AM PEAK-HOUR TRIP BREAKDOWN:

SFD - 2 units X .75 trips per unit = 2

TOTAL PM PEAK-HOUR TRIP BREAKDOWN:

SFD - 2 units X 1.01 trips per unit = 3

(ITE Trip Generation Manual, Residential Single Family Detached Housing classification 210.

g. Proposed measures to reduce or control transportation impacts, if any:

There are no proposed measures to reduce or control transportation impacts.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

J. S. / 5/16/62

Normal service needs for 1 new single-family home is anticipated as a result of the proposed short plat.

b. Proposed measures to reduce or control direct impacts on public services, if any.

There are no proposed measures to reduce or control impacts to public services.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, sanitary sewers, refuse service, telephone, and cable will be provided to site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water Service	City of Bellevue
Sanitary Sewer	City of Bellevue
Schools	Bellevue School District
Fire Protection	Bellevue Fire District
Electricity	Puget Sound Energy
Natural Gas	Puget Sound Energy
Telephone	Verizon
Refuse	Allied Waste
TV. Cable	Comcast

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: John J. Cox
John J. Cox, Jones Engineers, Inc.

Date Submitted: March 9, 2006

D.J. 5/9/06