



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

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**Proposal Name:** Via Terra Short Plat  
**Proposal Address:** 3110 113<sup>th</sup> Ave SE  
**Proposal Description:** Subdivide one 36,059 square foot parcel in the R-3.5 zoning district into three single family lots.  
**File Number:** 06-133800-LN  
**Applicant:** Jay Baranowski  
**Decisions Included:** Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200

**State Environmental Policy Act Exempt (WAC 197-11-800(6)(a))**

**Department Decision:** **Approval with Conditions**

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

Application Date: November 22, 2006  
Notice of Application: December 28, 2006  
Decision Publication Date March 29, 2007  
Appeal Deadline: April 12, 2007

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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.

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**I. Description of Proposal**

The applicant proposes to short plat an existing 36,059 square foot (.83 acre) parcel into three single-family residential lots in the R-3.5 zoning district. Lot 1 of the short plat will be 11,602 square feet, Lot 2 is proposed to be 14,062 square feet, and Lot 3 is proposed to be 10,395. The site contains moderate slopes (15% - 25% in grade), but does not contain any critical areas. The existing house on Lot 1 will be removed as part of the proposal.

**II. Site Description and Context**

**Site Characteristics**

The existing lot is located off of 113th Avenue SE. All Lots 2 will gain access from a joint use driveway via 113<sup>th</sup> Avenue SE. The surrounding residential community is designated as part of the Southwest Bellevue Subarea of the Comprehensive Plan, consisting of single family residential homes. The eastern property boundary abuts the I-90 westbound on-ramp.

The existing lot has a moderate upward slope (15-25%) in the eastern third of the property, the remaining westward portion of property has a gradual upward slope (0-15%). The site contains 3 significant trees. The site contains a private residence and driveway accessing 113<sup>th</sup> Ave SE. The site is located in the Mercer Slough Drainage Basin. The applicant is proposing all lots be served by sewer.

**III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS**

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

**Critical Areas** – There are no critical areas on this site.

**B. Consistency with Standard Land Use Code Requirements**

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R 3.5	
<b>Gross Site Area</b>	35,069 square feet	
<b>Critical Area</b>	None	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Dwelling Units/Acre</b>	3.5	3.5
<b>Minimum Lot Area</b>	10,000 square feet	11,602, 14062, and 10,395 square feet
<b>Minimum Lot Width</b>	70-feet	70-feet or greater
<b>Minimum Lot Depth</b>	80-feet	80-feet or greater
<b>Building Setbacks</b>		
Front Yard	20-feet	20-feet
Rear Yard	25-feet	25-feet
Min. Side Yard	5-feet	5-feet
2 Side Yard	15-feet	15-feet
<b>Tree Retention</b>	15 % of significant trees, 9.9"	15 % of significant trees, 66"

#### **IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

#### **V. SUMMARY OF TECHNICAL REVIEWS**

##### **A. Utilities Review**

The site is located in the Mercer Slough Drainage Basin.

Runoff from the site currently drains to the east property line of this property. The site drains to a catch basin located on state of Washington Dept. of Transportation Right-of-Way. Drainage is then conveyed through a series of piped systems that outfall to Mercer Slough and then to Lake Washington.

The downstream drainage system has adequate capacity to convey drainage for this proposal.

The City of Bellevue has adequate water, sanitary sewer and storm drainage capacity to serve this three lot short plat proposal.

##### **B. Fire Department Review**

The Fire Department has no concerns regarding this proposal. Any new homes may require sprinklers depending on the gross square footage of the homes, access and water supply available. This will be determined during the building permit stage.

See Section VII of this report for Fire Department related Conditions of Approval.

##### **C. Transportation Review:**

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans, submitted during the clear and grade phase of this project 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. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

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**

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of limited street frontage improvements on 113<sup>th</sup> Avenue SE is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Prior to final short plat approval, the developer must provide street frontage improvements on 113<sup>th</sup> Avenue NE at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. All frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure (GE) permit. Specific engineering requirements include: undergrounding overhead powerlines, which will in turn require a streetlight and streetlight pole replacement, extending existing curbing to the south side of the access location, and connecting to 113<sup>th</sup> Avenue with the City's standard driveway apron.

### **Site Access**

Access to Lots 1 through 3 will be from a private road off of 113<sup>th</sup> Avenue SE. The private road width will have a minimum paved width of 20 feet and set within a 24 foot wide easement. After connection to the first lot, the private road width may be reduced to 16 feet set within a 20 foot easement.

### **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 113<sup>th</sup> Avenue SE is classified as "Overlay Required Street". Exact overlay requirements will be specified per the required right-of-way permit for this project (see condition of approval VIII.B.1 below).

### **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 site has limited sight distance due to the negative slope of 113<sup>th</sup> Avenue SE (towards the site). The applicant has been required to remove existing vegetation, and locate the access to the site as far north as possible. This project will generate 2 new p.m. peak hour trips which will have a negligible affect on traffic circulation within the neighborhood.

See Section VIII of this report for Transportation Department related Conditions of Approval.

## **VI. PUBLIC NOTICE AND COMMUNITY INPUT**

*Application Date:* November 22, 2006

*Public Notice (500 feet):* December 28, 2006 (Includes sign installation at the site)

*Minimum Comment Period:* January 11, 2007

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *Seattle Times* on December 28, 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 public comments were received.

## **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 113<sup>th</sup> Ave SE, an improved public 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 retaining 30 diameter inches of significant trees.

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-3.5 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-3.5 which has a minimum lot size requirement of 10,000 square feet. The dimensional requirements for the R-3.5 zoning district include:

- 20' Front Yard Setback
- 25' Rear Yard Setback
- 5' Side Yard Setback
- 15' Two Side Yard Setback
- 30' Maximum Building Height
- 35% Maximum Lot Coverage by Structure
- 50% Maximum Impervious Surface
- 70' Minimum Lot Width
- 80' 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-3.5 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 3 significant trees on the site with a total of 66 diameter inches. In order to meet the 15% minimum

retention requirement, the project must retain 9.9 diameter inches of significant trees.

**Finding:** The applicant proposes to preserve 2 trees that comprise a total of 30 diameter inches, or 15% 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 Southwest Bellevue Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family medium 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 policies to preserve existing vegetation on-site (EN-19), and 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-3.5 zoning standards without requiring a variance. The proposed lots meet minimum standards for lot width, lot depth, and lot area of the R-3.5 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 Via Terra 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:

<b>Applicable Codes, Standards and Ordinances</b>	<b>Contact Person</b>
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	Don Rust, 425-452-4856

**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. The water, sewer and storm drainage systems shall be designed per Utility Codes BCC 24.02, 24.04, 24.06 and the Engineering Standards. The water, sewer and storm

drainage systems shall be reviewed, approved and inspected under water application, side sewer permit and storm drainage connection permit processes of final approval of the short platting process

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06  
REVIEWER: Don Rust, Utilities Department

## **2. NOISE - CONSTRUCTION HOURS**

The proposal will be subject to normal construction hours of 7am to 6 pm Monday through Friday and 9:00 am and 6:00 p.m. on Saturdays 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 and appropriate mitigation employed.

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

## **B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT**

### **1. 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

## **2. 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

## **3. 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

## **4. ENGINEERING PLANS**

Engineering plans submitted for the clear and grade phase of this project must show a replacement street light with pole (located to provide a ten foot clear distance from edge of private road connection to 113th Avenue SE), extension of existing curb on 113th Avenue SE, removal of vegetation to facilitate sight distance, and a driveway apron connection to 113th Avenue SE per Design Manual drawing DEV- 7B (fitted with curbing on the north side). Said plans must be designed and stamped by a professional civil engineer. Clear and grading permit approval shall be based on review of said drawings. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details as well as the design of the private road (minimum pavement depths: 3 inches of Class "A" HMA used as top lift with 3 inches of CSTC for base course), the connection to 113th Avenue SE, pavement restoration in the right-of-way, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual  
REVIEWER: Ray Godinez

## **5. SIGHT DISTANCE**

This site will need to remove existing vegetation to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1. All vegetation higher than 2 feet in height within the sight distance lines must be removed. A description of the vegetation removal shall be included in the clearing and grading plan set. All new vegetation shall have a maximum mature height of 2 feet.

Authority: Bellevue City Code 14.60.240  
Reviewer: Ray Godinez

## **6. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of 113th Avenue SE will require an overlay type trench restoration for any utility connections or other digging in the street surface. The applicant shall coordinate pavement restoration requirements with the Right-of-Way division of the Transportation Department. 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

## **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. The following language shall be placed on the final short plat document:

"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. 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 Drew Folsom at (425) 452-4441 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

### **3. CONNECTION TO SEWER**

Connection to Sanitary Sewer is required unless a utilities code variance is approved by the Utilities Department, allowing the use of septic systems, as permitted by the King County Dept of Health

AUTHORITY: Bellevue City Code 24.04.100

REVIEWER: Don Rust, Utilities Department

### **4. INFRASTRUCTURE IMPROVEMENTS**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device (in this case, the replacement street light at the access location). Improvements must be approved by the Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

a) Site Specific Items:

Extending existing curbing to the south side of the access location.  
Undergrounding existing power lines.  
Installation of replacement street light with pole.  
Fully paved private road (minimum pavement depths: 3 inches of Class "A" HMA used as top lift with 3 inches of CSTC for base course).

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the connection to 113<sup>th</sup> Avenue SE. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum longitudinal and cross-sectional grades shall not exceed 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490

Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ray Godinez

**5. COVENANT FOR MAINTENANCE AND REPAIR**

The final short plat must include a covenant that permanently binds the property owners to provide for maintenance and repair of the private road, including a condition that the private road will remain open at all times for emergency and public service vehicles.

Reviewer: Ray Godinez

Authority: BCC 14.60.130

**D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:**

**1. TRANSPORTATION IMPACT FEE**

Payment of the traffic impact fee will be required at the time of single family building permit issuance. The impact fee is estimated to be \$429.80 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply. Credit for the existing home shall apply.

AUTHORITY: Bellevue City Code 22.16

REVIEWER: Ray Godinez

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**LIST ATTACHMENTS**

A. Plans and Drawings

