



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 ENVIRONMENTAL COORDINATOR  
 11511 MAIN ST., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Susan and Charles Pomeroy

**LOCATION OF PROPOSAL:** 12020 NE 26<sup>th</sup> Pl.

**NAME & DESCRIPTION OF PROPOSAL:**

Applicant is requesting a Critical Areas Land Use Permit for the construction of a driveway and the installation of a sewer line through a critical area (40% slope) and critical area buffer for the purpose of constructing a new single family residence. The proposal includes 4,300 square feet of vegetation restoration/enhancement in the critical area, and elsewhere on the site in order to mitigate the disturbance within the critical area and critical area buffer.

**FILE NUMBER:** 07-104456-LO

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on July 26, 2007.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Carol V. Kellard  
 Environmental Coordinator

7-12-07  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe



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

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**Proposal Name:** Lot 9 & 10 Burke and Farrars  
Pomeroy Residence

**Proposal Address:** 12020 NE 26<sup>th</sup> Pl.

**Proposal Description:** Applicant is requesting a Critical Areas Land Use Permit for the construction of a driveway and the installation of a sewer line through a critical area (40% slope) and critical area buffer for the purpose of constructing a new single family residence. The proposal includes 4,300 square feet of vegetation restoration/enhancement in the critical area, and elsewhere on the site in order to mitigate the disturbance within the critical area and critical area buffer.

**File Number:** 07-104456-LO

**Applicant:** Susan & Charles Pomeroy

**Decisions Included:** Administrative Decision for a Critical Areas Land Use Permit (Process II LUC 20.30P)

**Planner:** Carol Orr, Land Use Planner

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

*Carol V. Helland*  
\_\_\_\_\_  
**Carol V. Helland**  
**Environmental Coordinator**  
**Dept. of Planning & Community Development**

**Director's Decision:** **Approval with Conditions**

*Carol V. Helland For*  
\_\_\_\_\_  
Matthew A. Terry, Director Planner  
Dept. of Planning and Community Development

Application Date: January 25, 2007  
Notice of Application Publication Date: February 22, 2007  
Decision Publication Date: July 12, 2007  
Project/SEPA Appeal Deadline: July 26, 2007

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## **I. DESCRIPTION OF PROPOSAL**

The applicant proposes to install a driveway through a critical slope and the associated 50-foot top-of-slope buffer to gain access to the building site for a new single-family residence. The driveway as proposed is considered an allowed use under LUC 20.25.055. No portion of the new home will be located within the critical area or critical area buffer. Additionally, approximately 465 square feet of the critical area and critical area buffer will be disturbed for the installation of a sewer line needed to provide service to the new residence and an adjoining lot. The proposal includes 4,300 square feet of vegetation restoration and enhancement both at the site of the disturbance and elsewhere on the site to mitigate the impact of the intrusion into the critical slope.

Dennis Joule, P.E., conducted a site analysis to address the impact of the specific driveway construction design proposed for the Pomeroy residence. The reports analyzed the proposal and probable impacts to the critical slope buffer in accordance with the requirements of the Land Use Code. As part of the assessment, Mr. Joule performed two test borings of the exposed cut bank near the existing residence at the bottom of the slope. No ground water, wet soil, or soil color mottling were seen on the site. The site was reviewed for seismic conditions, liquefaction and slope stability. It was concluded that the possibility of liquefaction or seismic related ground rupture was remote. No evidence of slope instability was observed. To ensure stability, all walls, structural fill and foundations are to be founded on underlying dense glacial till.

The report concluded that the proposed driveway will not adversely impact the stability of the slope provided the development of the property and construction of the home is conducted in accordance with the recommendations presented in the January 23, 2006 geotechnical report 2007. See related condition of approval in Section IX.

The applicant has proposed to mitigate disturbance of critical area and critical area buffer by providing a native plant restoration plan covering 4,300 square feet of the site. This plan includes three tiers of proposed vegetation including 9 new trees to replace the 6 lost with the construction of the driveway as well as a ground cover and shrub plan covering approximately 1,700 square feet of area immediately adjacent to where the driveway will be cut into the slope.

## **II. SITE DESCRIPTION AND CONTEXT**

The subject property is one acre in size and located within the Bridle Trails neighborhood. It contains one structure, a 430 square foot dwelling located close to the south property line. This lot and the lot to the east are accessed off of NE 26<sup>th</sup> PI which parallels the south property line. Slope gradients on the property generally range between 20 and 40 percent. The less steep portions of the site are immediately adjacent to NE 26<sup>th</sup> PI, where the existing structure is sited, and at the North end of the lot. The on site steep slope critical area and associated buffer is approximately 18,167 square feet in size, and is located in a swath running east to west, midway through the lot.

Properties to the north, east and west of this site are developed and contain single-family home. The property to the north is vegetated with a perimeter of large conifers surrounding lawn. The property to east are vegetated by mixed deciduous/coniferous trees with moderately thick to thick brush along the property line that abuts the Pomeroy site.

### III. CONSISTENCY WITH LAND USE CODE/ZONING

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

Bellevue's Land Use Code (LUC) Section 20.25H.120 designates steep slopes of 40 percent or greater that have a rise of at least 10 feet and exceed 1,000 square feet in area as critical areas. The proposed new construction is an allowed activity and shall meet the requirements of 20.25H.055.C which establishes performance standards for new development into critical area buffers; and LUC Section 20.25H.125 which establishes performance standards for geological hazard areas.

#### LUC Section 20.25H.055.C.2.a & b:

- a. New facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:
  - ii. the function or objective of the proposed new facility;
  - iii. demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new facilities or systems outside of the critical area;
  - iv. whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and
  - v. the ability of both permanent and temporary disturbance to be mitigated.

**Finding: The installation of a new driveway was required to access the proposed building pad at the north end of the site. The applicant engaged in several conversations with neighbors in an attempt to gain access to the northern side of the lot through legal access easements. When the applicant was unable to secure a legal easement through neighboring properties, the proposed driveway design was developed to access the north end of the lot with minimal impact to the critical area and its associated buffer. The applicant has demonstrated through geotechnical reports and letters that there is no feasible alternative to the location of the driveway with less impact to the critical slope. The applicant is mitigating the impact to the critical slope and the critical slope buffer through an 3-tiered native vegetation restoration plan that exceeds the area disturbed for the construction of the driveway.**

**Installation of the proposed sewer pipe through the critical area was required, as there is no existing sewer facility on site, and the site is immediately adjacent to sewer service in NE 26<sup>th</sup> Pl. A neighboring property adjacent to the applicant's lot is not connected to sewer, and will be offered the opportunity to connect to sewer service through the same pipe. The applicant submitted documentation that running the sewer line up the driveway resulted in a substantially greater cost for**

**installation. Installing the sewer in the driveway would prove to be cost prohibitive and substantially disproportionate to the environmental impact to the disturbance of the critical area and critical area buffer. Additionally, the installation of a sewer line to the driveway would result in a less effective design that may be prone to more blockages and repairs.**

- b. If the applicant demonstrates no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:
  - i. location and design shall result in the least impacts on the critical area or critical area buffer;
  - ii. Disturbance of the critical area and critical are buffer, including disturbance of vegetation and soils, shall be minimized;
  - v. all work shall be consistent with applicable City of Bellevue codes and standards;
  - vii. associated parking and other support functions, including, for example mechanical equipment and maintenance sheds, must be located outside the critical area or critical area buffer except where no feasible alternative exists; and
  - viii. areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

**Finding: The location of the proposed driveway will cause the least impact to the critical area and critical area buffer. The serpentine design of the driveway will minimize the disturbance to the critical area and critical area buffer by following the natural contours of the topography through the slope. Furthermore, the proposed driveway will be supported by retaining walls, thereby decreasing the amount of disturbance required for construction. No parking, or other support functions will be allowed in the critical area due to the narrow width of the driveway. Seven trees located within the proposed driveway bed and/or the footprint of the structure will be removed. As mitigation, 15 native trees and associated native shrub and ground cover will be planted on the property both in the vicinity of the disturbance and at other locations on site.**

**LUC Section 20.25H.125 Performance Standards – Steep Slopes.** In addition to generally applicable performance standards, development within a steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirements for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

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

**Finding:** The proposed driveway is designed to follow the natural contour of the slope, following the contours to minimize the need for alterations. Retaining walls will be used to stabilize the cuts to the slope, and the adjacent disturbed areas re-vegetated with native plantings. The sewer line installation is proposed for the area of the lot which has the least amount of critical slope.

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

**Finding:** The majority of the critical slope is left undisturbed with the proposed driveway design except for a proposed site restoration plan which includes native shrubs and ground cover at the site of the disturbance for the driveway. Additional restoration is proposed on other areas of the site using native trees, shrubs and ground covers.

The sewer line is proposed to be installed along the west property line which contains the least amount of critical area. The line will be installed using hand tools, and will not require the removal of any trees. Additionally, restoration is proposed where the disturbance is caused by the sewer line installation, and includes native shrubs and ground covers.

- c. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties

**Finding:** As demonstrated in the supporting geotechnical documentation, the stability of adjacent critical slope areas will not result in a greater risk or a need for increase buffers on neighboring properties as a result of the proposed development.

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

**Finding:** The retaining walls proposed for the construction of the driveway will decrease the amount of disturbance of the critical area and critical area buffer.

- e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer.

**Finding:** Although the driveway creates an impervious surface through the critical area, it has been designed to a modest width of approximately 10 feet, allowing one way vehicular travel only. Mitigation includes restoration of what is currently compacted gravel drive and parking areas at the south end of the lot with a 3-tiered native vegetation restoration plan. Additionally, a bioswale

**has been proposed at the base of the driveway to assist in the control of run off from the proposed development on site. The installation of the sewer line will have no impact on the amount of impervious surfaces on site.**

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

**Finding: Retaining walls proposed for the construction of the driveway satisfy this requirement, and allow the majority of the critical slope to maintain it's topographic character without modification.**

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

**Finding: No structures are proposed within the critical area, or the associated buffer. The proposed retaining walls associated with the driveway are required to provide a stable driving surface and to prevent erosion of the cut slopes.**

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

**Finding: This proposal does not include construction on slopes in excess of 40 percent.**

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

**Finding: This proposal does not include construction of any structure on slopes in excess of 40 percent. This proposal includes only the installation of a sewer line, and a driveway.**

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

**Finding:** The applicant has provided a site restoration plan that will be required to be implemented with the development of the site as a condition of approval of this permit.

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

<b>BASIC INFORMATION</b>			
<b>Zoning District</b>	R-1		
<b>Gross Site Area</b>	43,561 square feet		
<b>Protected Area</b>	18,167 square feet (critical slope and 50-ft top of slope buffer)		
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>	<b>COMMENT</b>
<b>Dwelling Units/Acre</b>	1	1	1 guest cottage to remain on site.
<b>Minimum Lot Area</b>	35,000 (22,750)	43,561	Non-critical area on site: 25,394 SF
<b>Building Setbacks</b>			
Front Yard	35 feet (25 feet)	35 feet	
Rear Yard	25 feet (20 feet)	25 feet	
Min. Side Yard	5 feet (5 feet)	5 feet	
2 Side Yard	20 feet (15 feet)	25 feet	
Access Easement	10-feet	No access easements on site	
<b>Maximum Lot Coverage</b>	35 percent	12 percent	
<b>Maximum Impervious Surface</b>	50 percent	19 percent	

**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 & grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate potential environmental impacts.

Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the Stat Environmental Policy Act (SEPA) requirements.

**A. Earth and Water**

The proposed project will require disturbance to the critical slope and the associated 50-foot critical slope buffer in order to facilitate construction of a new single family home. The installation of the proposed driveway and the sewer line are appurtenances to that new home. No additional clearing or disturbance is proposed to the critical slope area, or the associated buffer. All other development on site is situated outside of these areas.

Storm water will be collected from impervious surfaces, including the driveway and roof area and discharged into an on-site bio-swale, or a grey water system to be used for flushing toilets and washing clothes within the home. Consequently, discharge of concentrated flows from the impervious surfaces will be avoided. Temporary erosion sedimentation control is discussed in the restoration plan, and addresses all requirements for restoring the site to better than its existing condition as well as erosion and sedimentation management practices. Existing codes and standards adequately mitigate expected impacts to earth and water resources. See related Condition of Approval in Section IX.

## **B. Animals**

Numerous small animals and birds either use this site or are in close proximity. Other large animals such as deer, bear, and cougars have historically been present in the general vicinity. Smaller mammals, such as squirrels and coyotes, are more likely to be found on the site in recent times. No species of local importance are known to be present on site. Construction of the driveway site may result in a predictable reduction in the number of ground dwelling species, or impact transit across the site. There will be no long term impact on any animal or bird species after the sewer line has been laid, and the proposed replantings installed. The impact on specific animals within selected habitats due to habitat destruction, fragmentation, acceleration of edge and distance effects, and human disturbance should be slight. These impacts are mitigated through the retention of the preponderance of the existing vegetation, and the proposed replanting. The site will remain predominantly wooded, with a good variety of shelter and foraging materials.

## **C. Plants**

The subject property is predominantly undeveloped with a small structure at the base of the slope. It is currently vegetated with Douglas fir, big leaf maple, madrona, cherry, and cottonwood. Moderately thick to thick underbrush consisting of salal, low Oregon grape, Himalayan blackberries, and other low-growing vegetation covers much of the site. Site photographs submitted by the applicant indicate that much of the site currently exists in this condition. The property to the west is vegetated with mixed deciduous/coniferous trees with moderately thick brush and is developed with a single family residence.

Development of the site will involve removal of brush and several trees in and around the area of the proposed driveway. The immediate area around the home, will be landscaped, but the preponderance of the site, and all of the remaining critical area and critical area buffer will be left in a more natural state. The area within the 40 percent slope area and the surrounding 50-ft buffer will remain undisturbed, except those areas where mitigated per the revegetation plan. The applicant has submitted a 3-tiered restoration plan that includes native trees, shrubs and ground cover to mitigate the loss of trees and other vegetation due to the construction of the proposed driveway and sewer line installation. This plan includes 4 Western Red Cedars, 2 Red Alders, 3 Pacific Dogwoods, and 6 Vine Maples. The trees mitigate the loss of 7 existing mature trees in the path of the proposed driveway, and will be planted at a minimum spacing of 9 feet on center. No trees will be removed for the installation of the sewer line. 10 varieties of shrubs are proposed to be planted at a minimum spacing of 4.5 to 7 feet on center. 5 species of groundcover are proposed

to be planted at 18 - 24 inches on center complete the restoration plan. In addition, the applicant has submitted a Landscape Maintenance Security Device in the amount of 20 percent of the costs of site restoration. Labor for the installation of these replantings was not included as the homeowners will be doing said installation themselves. See related Conditions of Approval in Section IX.

**D. Noise**

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and week end hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See related Conditions of Approval in Section IX of this report.

**V. SUMMARY OF TECHNICAL REVIEWS**

**A. Clearing & Grading Review**

The Clearing and Grading Division of the Planning and Community Development Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and concurred with the findings within the Geotechnical Report.

**VI. PUBLIC NOTICE AND COMMUNITY INPUT**

*Application Date:* January 25, 2006  
*Public Notice (500 feet):* February 22, 2007  
*Minimum Comment Period:* March 8, 2007

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *King County Journal* on February 22, 2007. It was mailed to property owners within 500 feet of the project site. No written comments were received from the public as of the writing of this staff report.

**VII. DECISION CRITERIA**

**Land Use Code Decision Criteria LUC 20.30P.140**

- a. The proposal obtains all other permits required by the Land Use Code; and

**Finding: The applicant has already applied for necessary combination new single family building and clearing and grading permit.**

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

**Finding: The applicant will be using retaining walls to support the cut slope for the construction of the driveway only and will adhere to all applicable**

**performance standards of the Land Use Code.**

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

**Finding: As discussed in Section III of this report, the proposal meets the performance standards of LUC Section 20.25H.055.C.2 for expansion of facilities into a critical area or it's buffer and LUC Section 20.25H.125 for areas of geological hazards.**

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

**Finding: The site is adequately served by existing public facilities and vehicular access will be designed to meet city standards for emergency access.**

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

**Finding: The applicant will be required to implement the Landscaping Plan sheet D 1.91 stamped June 15, 2007, as a condition of approval of this permit.**

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

**Finding: As conditioned and discussed in this report, the proposal complies with all applicable code requirements including, but not limited to, performance standards for development in geologic hazard areas, critical area report requirements, and Critical Areas Land Use Permit decision criteria.**

## **VIII. 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 with conditions**, the proposed disturbance within the critical slope and its associated buffer.

## **IX. CONDITIONS OF APPROVAL**

- A.** 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><u>Applicable Ordinances</u></b>	<b><u>Contact Person</u></b>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC Title 20.25H	Carol L. Orr, 425-452-2896
Noise Control- BCC 9.18	Carol L. Orr, 425-452-2896

**B. General Conditions:**

The following conditions are imposed under the Bellevue City Code Referenced:

1. **Geotechnical Recommendations:** The proposed driveway must be constructed in accordance with the recommendations presented in the January 23, 2006 geotechnical report, prepared by Dennis Joule, P.E. A geotechnical engineer must re-examine the finished plans for the driveway, and examine the foundations when installed.

Authority: Land Use Code Section 20.25H.125  
 Reviewer: Carol L. Orr, Planning and Community Development Department

2. **Rainy Season restrictions:** Due to the proximity to a steep slope, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Department of Planning and Community Development. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,  
 Reviewer: Tom McFarlane, Planning and Community Development Department

3. **Restoration Plan:** The applicant shall implement the Landscaping Plan, stamped June 15, 2007 that includes mitigation planting for impacts to the site associated with the proposed driveway and sewer line installation through the critical area and critical area buffer. Any modifications to this plan must be reviewed and approved by the Planning and Community Development Department.

Authority: Land Use Code Section 20.25H.210  
 Reviewer: Carol L. Orr, Planning and Community Development Department

4. **Landscape Maintenance Security:** The applicant has submitted a Landscape Maintenance Security in the amount of 20 percent of the costs of site restoration. No labor was included in this amount, as the homeowners will be installing the plantings themselves. The security may be released after the vegetation has successfully been installed and maintained for a period of three years.

Authority: Land Use Code Section 20.25H.125.J and 20.25H.220.D  
 Reviewer: Carol L. Orr, Planning and Community Development Department

Pomeroy Residence  
Lot 9 & 10 Burke and Farrars  
07-104456 LO  
Page 12 of 12

5. **Noise Control:** The proposal will be subject to normal construction hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. 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. Use of heavy equipment will be prohibited outside of normal construction hours.

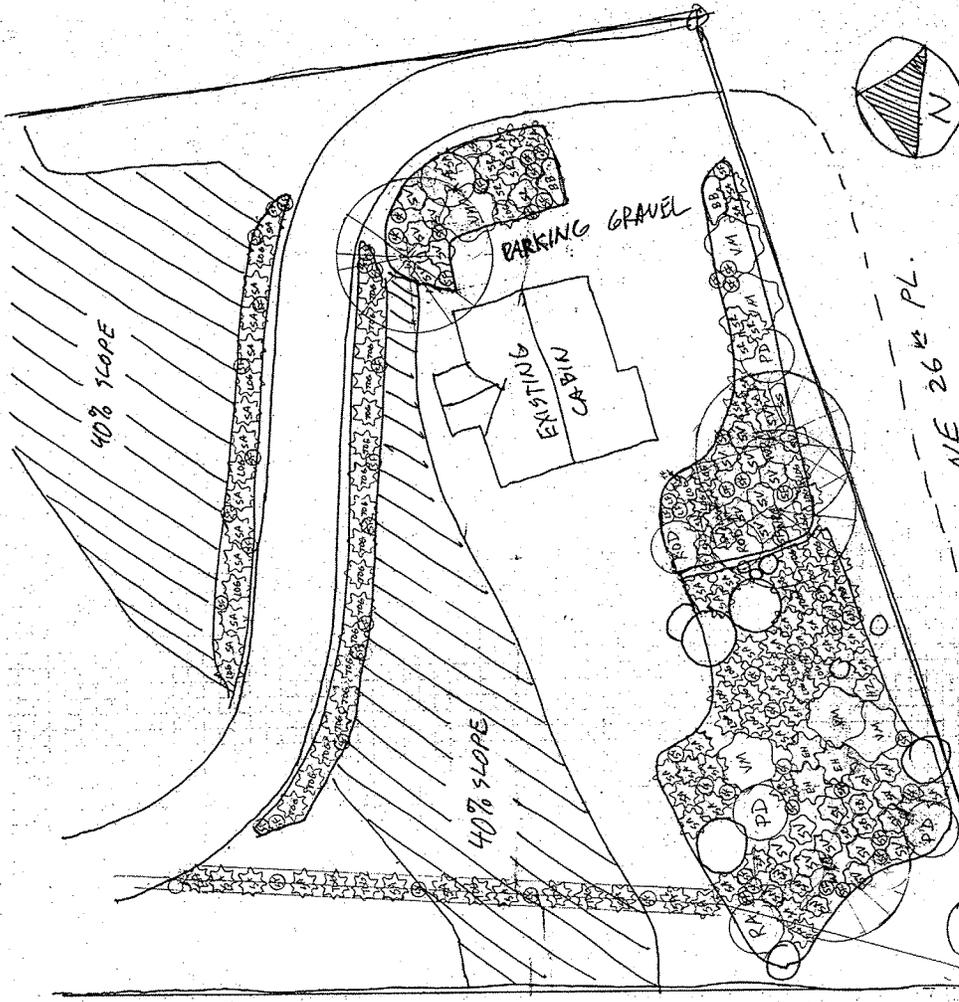
Authority: Bellevue City Code 9.18  
Reviewer: Carol L. Orr, Planning and Community Development Department

## ATTACHMENTS

- A. Zoning Map/Vicinity Map
- B. Environmental Checklist
- C. Critical Areas Report

# PLANT LEGEND

Symbol	Manufacturer	Mature Size	Qty/ft <sup>2</sup>
(D)	Dwarfery (shrub) Syringa microbotrys 4.5 F. O.C.	5 ft.	7-10" 1 gal.
(SA)	Red Alder (tree) Conifers selection 4.5 F. O.C.	5 ft.	5-8" 1 gal.
(SA)	Evergreen hollyhock (shrub) Lonicera nitida 4.5 F. O.C.	5 ft.	3 1 gal.
(SV)	Geranioid (shrub) Anemone nemorosa 5 F. O.C.	20 ft.	2-6" 1 gal.
(SB)	Blackberry (shrub) Rosa rugosa 4.5 F. O.C.	10 ft.	5-7" 1 gal.
(F)	David Palm (tree) Nandina domestica 7 F. O.C.	6 ft.	6-8" 1 gal.
(F)	Lady Palm (tree) Alseodora nitida 2 F. O.C.	3 ft.	3-4" 1 gal.
(SS)	Shrub (tree) (tree) Cercocarpus wrightii 15-20 F. O.C.	4.5 ft.	22 4"
(EE)	Burnsberry (tree) Lonicera maackii 15-20 F. O.C.	1 ft.	25 4"
(TF)	Twilights (tree) Liriodendron tulipifera 15-20 F. O.C.	50 ft.	6 4"
(W)	Western Red Cedar (tree) Thuja plicata 17 F. O.C.	125 ft.	4 2 gal.
(RA)	Red Alder (tree) Alnus rubra 8 F. O.C.	50 ft.	2 2 gal.
(PD)	Pacific Dogwood (tree) Cornus canadensis 15 F. O.C.	30 ft.	3 2 gal.
(RD)	Red-Osier Dogwood (shrub) Cornus sericea 7 F. O.C.	15 ft.	2-3" 1 gal.
(VM)	Vine Maple (shrub) Acer glabrum 8 F. O.C.	20 ft.	6 1 gal.
(H)	Boxed Hound Corypha cornuta var. mollis 11 ft.	11 ft.	1 2 gal.
(T)	Low Oregon Grape (shrub) Mahoea glabra 4.5 F. O.C.	6 ft.	10-20" 1 gal.
(L)	Low Oregon Grape (shrub) Mahoea glabra 4.5 F. O.C.	5 ft.	2-3" 1 gal.
(R)	Reamo (dwarfed) Rose (shrub) Rosa phoenicea 8 F. O.C.	6 ft.	7 1 gal.



SCALE: 1" = 10 FEET

CHARLES & SUSAN POMEROY RESIDENCE RECEIVED	
JUN 19 1997	
PERMIT PROCESSING	
12120 NE 26TH PL. BELLEVUE, WA 98005	
Landscaping Plan	
D 1.91	

## 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

RECEIVED

Property Owner: Susan &amp; Charles Pomeroy

FEB 12 2007

Proponent:

PERMIT PROCESSING

Contact Person: Susan & Charles Pomeroy  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 12020 NE 26th Pl., Bellevue, WA 98005

Phone: 425-828-7793 or 206-851-5282

Proposal Title: Build Single Family Residence using LID.

Proposal Location: 12020 NE 26th Pl., Bellevue, WA 98005  
(Street address and nearest cross street or intersection) Provide a legal description if available.

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

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

1. General description: Build single family residence

2. Acreage of site: 1 Acre (43,561 sq. ft.)

3. Number of dwelling units/buildings to be demolished: 0

4. Number of dwelling units/buildings to be constructed: 1

5. Square footage of buildings to be demolished: 0

6. Square footage of buildings to be constructed: 2447 sq. ft.

7. Quantity of earth movement (in cubic yards): APPROX 400

8. Proposed land use: Single Family Residence

9. Design features, including building height, number of stories and proposed exterior materials:

MODEST SIZE, SOUTH FACING PASSIVE SOLAR, MAXIMUM DAYLIGHTING, GEOTHERMAL HEAT, 29.3 FT HIGH  
2 STORIES + BASEMENT GARAGE, EXTERIOR: METAL ROOF, METAL AND FIBERBOARD SIDING, TREX OR EQ. DECKING.

10. Other

7/1/07

Estimated date of completion of the proposal or timing of phasing:

2007

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None.

CONSTRUCTION OF DRIVEWAY TO ACCESS BUILDING SITE & INSTALLATION OF SEWER LINE

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical report completed Jan. '06.

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.

None.

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.

Permit #06-133646 UE 11-20-06  
#06-123041 BS 9-18-06  
#06-123043 TC 9-18-06

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
- Preliminary Plat or Planned Unit Development Preliminary plat map
- Clearing & Grading Permit Plan of existing and proposed grading Development plans
- Building Permit (or Design Review) Site plan Clearing & grading plan
- Shoreline Management Permit Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other

b. What is the steepest slope on the site (approximate percent slope)? 40+%

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

Alderwood gravelly sandy loam (AG)

7/4/07 [Signature]

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

NO

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

NO fill dirt is anticipated.

ALL CLEAR/GRADE WORK SHALL COMPLY W/ BCC: 27 960.76

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. We will take all necessary precautions to prevent erosion during construction. We expect NO erosion after construction is complete.

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

< 19%

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

Silt fences & visqueen will be used during construction. Rain gardens, bio swales, replanting with native plants for permanent erosion control.

## 2. AIR

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

No more than any other construction for a single family home. Probably less since SIPs panels will be used.

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

None.

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

None.

## 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.

*None,*

- (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. *N/A.*
- (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. *N/A*
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *N/A*
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No,*
- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No,*

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. *No,*
- (2) Describe waste material 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.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

*N/A*

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.

Majority of driveway surface will be pervious surface.

Rainwater runoff from roof will be collected by rainwater cistern (Approx. 5,000 gal. capacity). Any overf will feed into bioswales and rain gardens. Drive way runoff will feed into bioswales and rain gardens.

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

No.

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

see above.

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  
 other types of vegetation

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

Several trees and salal, for drive way construction.

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

None known.

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

Trees, salal, ferns & medium sized shrubs will be replanted

A 3 TIERED REPLANTING PLAN HAS BEEN SUBMITTED TO MITIGATE DISTURBANCE WITHIN THE CRITICAL & CRITICAL AREA BUFFER.

7/1/17 CTR

5. ANIMALS

a. Check or 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: OWLS, WOODPECKERS, DOVES, JAYS
- Mammals: deer, bear, elk, beaver, other: SMALL MAMMALS, CHIPMUNKS, SQUIRRELS, RACCOONS, COYOTES, RABBITS
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None

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

No.

d. Proposed measures to preserve or enhance wildlife, if any: REPLANTING PLAN MITIGATES N/A DISTURBANCE TO CRITICAL AREA & BUFFER W/ NATIVE VEGETATION, THEREBY IMPROVING HABITAT.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc. Geothermal heat pump (using electricity) for heat.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any: - SIP panels construction, provides insulation above code. - Double pane Low-E windows, passive solar design, geothermal heating system, energy star appliances, ultra-efficient lighting, rain water catchment for flushing toilets, low flow fixtures

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. None known.

(1) Describe special emergency services that might be required.

N/A

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

N/A

7/9/07 [Signature]

b. Noise

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

None.

- (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.

Typical noise for a single family residential construction, probably less due to use of SIPs panels.

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

Not needed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Single Family Residences (R-1)

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

No.

- c. Describe any structures on the site.

Existing 530 SF cabin.

- d. Will any structures be demolished? If so, what? No.

- e. What is the current zoning classification of the site? R-1

- f. What is the current comprehensive plan designation of the site?

new single family residence and existing 530 SF cabin.

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

N/A

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

Yes, 40% slope on lower south side of property.

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

2 adults, 2 children (1 family)

- j. Approximately how many people would the completed project displace?

None.

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

N/A.

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *N/A.*

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
*1 single family residence.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *N/A*
- c. Proposed measures to reduce or control housing impacts, if any:  
*N/A.*

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *29.3 ft. per code (see plan notes).  
Exterior is metal/fiber board.*
- b. What views in the immediate vicinity would be altered or obstructed?  
*None.*
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
*None.*

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
*None.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
*No.*

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

N/A

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

N/A

## 12. Recreation

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

N/A

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

No.

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

N/A

## 13. Historic 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.

No.

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

N/A

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

N/A

## 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.

See site plan. Driveway remains as-is from NE 26th place.

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

No. Bus service available from NE 20th St. - 1,000 ft away.

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

N/A

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).

No.

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

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. *Single Family Residence - minimum traffic.*
- g. Proposed measures to reduce or control transportation impacts, if any:  
*N/A.*

**15. Public Services**

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
*No.*
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
*N/A.*

**16. Utilities**

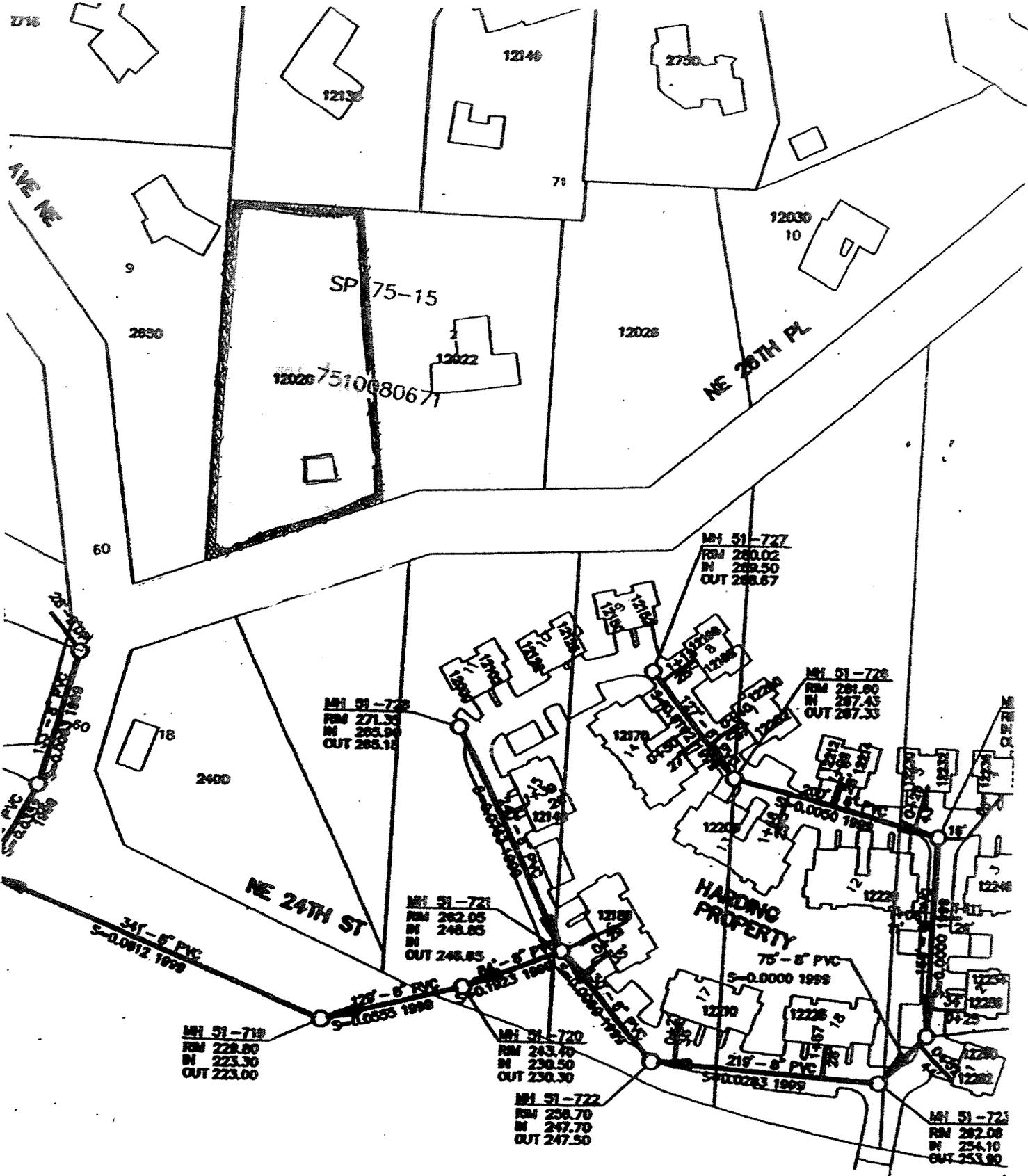
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.  
*New residence will include hook up to sewer. Homeowners will extend sewer main to property.*

**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 *[Handwritten Signature]*  
Date Submitted *1-25-07*

*7/9/07* *[Handwritten Signature]*



L-282  
57.79  
58.27  
.00  
54.16

MH 51-289  
RM 173.09

Pomeroy Residence  
12020 NE 26th PL,  
Bellevue, WA 98005