



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT:

Larry Calvin, MJR Development

LOCATION OF PROPOSAL:

805 156th Avenue NE, Bellevue, WA

DESCRIPTION OF PROPOSAL:

Subdivide the existing, fully-developed commercial parcel into two lots.

FILE NUMBER: 07-118587-LN

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 Development Services Section. This information is available to the public on request.

- There is no comment period for this DNS
- 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 _____.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment from the date below. Comments must be submitted 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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 Vintellend
 Environmental Coordinator

8/2/07
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology, Shoreline Planner N.W. Region
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe



**City of Bellevue
Department of Planning & Community Development
Preliminary Short Plat Decision**

Proposal Name: Crossroads II Short Plat

Proposal Address: 805 156th Avenue NE

Proposal Description: Subdivide the existing, fully-developed commercial parcel into two lots.

File Number: 07-118587-LN

Applicant: Larry Calvin, MJR Development

Decisions Included: Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200.

Planner: Mike Upston, Senior Planner

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

Department Decision: **Approval with Conditions**

Mike Upston, AICP
Senior Planner
Dept. of Planning and Community Development

Bulletin Publication Date: 8/2/07
Appeal Deadline: 8/16/07

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.

Decision Criteria for a Preliminary Short Plat (LUC 20.45B.130B)

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: This site is already fully developed, including all necessary utilities and access.
2. The public interest is served by the short subdivision.
Finding: The public interest is unaffected by this action; land use on the subject site will be unchanged.
3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.
Finding: The physical characteristics of the property are unaffected by this action; land use on the subject site will be unchanged.
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.
Finding: The proposal complies with the Land Use Code requirements, the Utility Code and the Bellevue Development Standards.
5. The proposal is in accord with the Comprehensive Plan.
Finding: The site is located within the Crossroads Subarea of the Comprehensive Plan, which promotes commercial land uses.
6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.
Finding: The property is already fully developed; land use on the subject site will be unchanged.
7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.
Finding: This site is already fully developed, including all necessary utilities, access and other required improvements.

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.

Conditions of Approval

The following conditions must be complied with prior to approval of the Final Short Plat:

1. Developer Extension Agreement: During engineering review, any modifications required may require changes to the site layout. All water, sewer & storm drainage design review, approvals and field inspection shall be done through the Utility Developer Extension Agreement process, water application process, side sewer permit(s) and or storm drainage connection permits.

Authority: Storm Drainage Utility Code 24.06.130 engineering and design requirements

Reviewer: Don Rust, Utilities

2. Joint Access Easement: The applicant shall provide joint access easements for the NE 8th Street driveway.

Authority: Transportation Department Design Manual

Reviewer: Chris Dreaney, Transportation

Attached: Project Plans

