



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

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Proposal Name: Amend the Plat of Failors Enatai Gardens #3

Proposal Address: 11003 SE 30<sup>th</sup> Street

Proposal Description: Amend the Plat of Failors Enatai Gardens #3 to modify the front yard setback restriction on the face of the plat from 25 feet to a proposed 20 feet to be consistent with the Land Use Code minimum front yard setback of 20 feet in the R-4 single family zoning district.

File Number: 07-138416-LG

Applicant: Rune Harstad

Contact: Bob Robinson

Decisions Included: Administrative Amendment to Plat  
Process II, Land Use Code 20.35.200

Planner: Carol Saari, Associate Planner *CSaari*

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

*Carol V. Helland*  
\_\_\_\_\_  
Carol V. Helland,  
Environmental Coordinator

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

*Carol V. Helland for*  
\_\_\_\_\_  
Matthew A. Terry,  
Director, Dept. of Planning & Community Development

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Notice of Application Publication Date: December 6, 2007  
Notice of Decision Publication Date: March 20, 2008  
SEPA Appeal Deadline: April 3, 2008  
Amendment Appeal Deadline: April 3, 2008

For information on how to appeal a proposal, visit Development Services at City Hall or call 425-452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 p.m. on the date noted for appeal of the decision.

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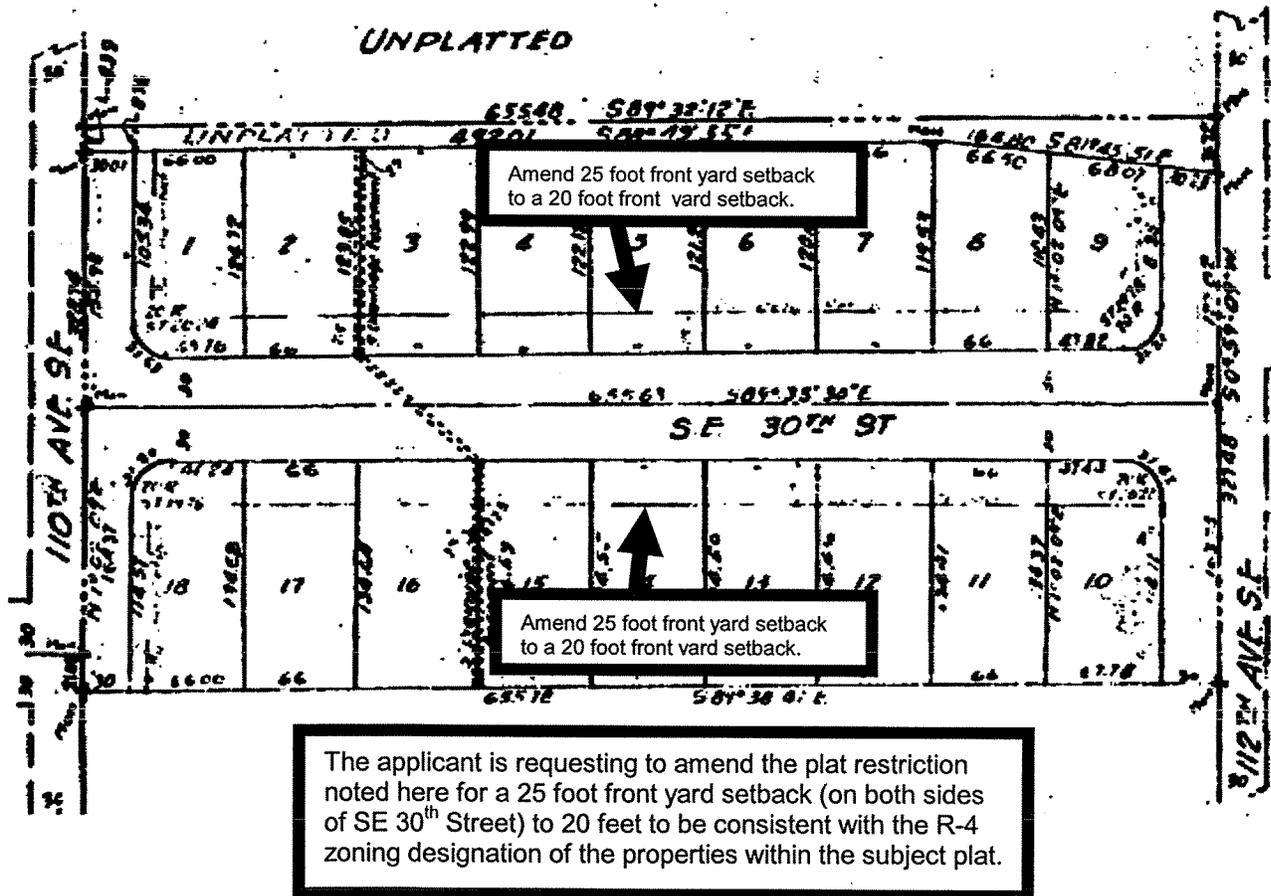
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**ATTACHMENTS**

- Exhibit A: Plat Map
- Exhibit B: Vicinity Map
- Exhibit C: Zoning Map

I. PROPOSAL DESCRIPTION (See Attachment A)

The applicant requests approval to amend the Plat of Failors Enatai Gardens #3 to modify the front yard setback restriction on the face of the plat from 25 feet to a proposed 20 feet to be consistent with the Land Use Code minimum front yard setback of 20 feet in the R-4 single family zoning district.



The applicant requests this amendment in order to obtain larger building pads which are consistent with the R-4 zoning designation of the property. When the plat was recorded in 1950, the subject property (18 lots) was located in unincorporated King County. At the time of recording, a restriction was placed on the face of the plat for a 25 foot front yard setback. When the plat was annexed to the City of Bellevue in 1959, it was given a zoning designation of R-4. Although the City of Bellevue R-4 zoning designation allows a minimum 20 foot front yard setback, the plat restriction of a 25 foot front yard setback remained in effect.

There is not a separately recorded private covenant which identified the 25 foot front yard setback. Therefore, it is not necessary to amend any private covenant.

For this application, the applicant obtained property owner signatures from 10 lots out of 18 lots or 55 % which exceeds the required 51% of plat signatures for a plat amendment per Revised Code of Washington (RCW) 58.17.215 and Land Use Code 20.45A.270.B.1.

## **II. SITE DESCRIPTION AND CONTEXT (See Attachment B)**

The plat covers approximately 1 acre. It is located in the Enatai area of Bellevue, north of Interstate 90 and west of Bellevue Way SE. As noted above, there are 18 lots within this plat. All lots have existing single family residences. Out of the original 18 houses from the 1950's, 6 original houses remain, 3 houses have been remodeled and/or enlarged and the remaining 9 lots have new houses (after demolition of the original houses). Lots in the plat range in size from 8,799 square feet to 10,800 square feet. The average lot size is approximately 9,500 square feet which exceeds the minimum lot size of 8,500 square feet in the R-4 zoning district.

Overall, the slope within the plat is fairly flat, under 5% slope, with a drop in elevation at the east end of SE 30<sup>th</sup> Street of approximately 8 feet. New street trees have been planted in various locations along SE 30<sup>th</sup> Street. There are numerous large native evergreen trees located within the plat which contribute to the wooded character of Enatai.

This area of Enatai is consistent with the other areas of Enatai experiencing a gradual transition of the neighborhood. Original homes (when the property was platted and developed in the 1950's) are being replaced with new larger homes.

## **III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS (See Attachment C)**

The proposal complies with the Land Use Code requirements for the R-4 zoning district, as applicable. Single family homes are permitted in the R-4 zoning district. The proposal for a 20 foot front yard setback complies with the R-4 zoning district minimum front yard setback of 20 feet. No other amendments are proposed with this plat amendment.

## **IV. STATE ENVIRONMENTAL POLICY ACT**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

## V. SUMMARY OF TECHNICAL REVIEW

This proposed plat amendment has been reviewed for compliance with Fire, Utilities, Clearing & Grading, Transportation, and Land Use Codes and standards. There are no concerns with this proposal as it pertains to these codes and standards.

## VI. PUBLIC NOTICE AND COMMENT

Application Date:	October 11, 2007
Completion Date:	November 5, 2007
Notice of Application Date:	December 6, 2007
Mailing Public Notice (500 feet):	December 6, 2007
Minimum Comment Period:	December 20, 2007

The Notice of Application for this project was published in the Seattle Times and the City of Bellevue weekly permit bulletin on December 6, 2007. It was mailed to property owners within 500 feet of the project site on this same date, December 6, 2007. No comments have been received from the public as of the writing of this staff report.

The Revised Code of Washington (RCW) 58.17.215 requires that notice be provided indicating that a hearing may be requested by any person receiving the notice within 14 days of the notice issuance. This was stated in the Notice of Application. No public hearing was requested for this project.

## VII. DECISION CRITERIA

**The Director shall approve or approve with modifications a proposed amendment to an approved preliminary plat if (Land Use Code 20.45A.270.D):<sup>1</sup>**

- A. The proposed amendment to final 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, parks, playgrounds, sites for schools and school grounds.

Finding: The proposal will not change any of the original elements of the plat, except the proposed front yard setback modification. The original plat, as recorded, met the plat subdivision requirements for appropriate provisions for the public health, safety, and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, and school sites.

- B. The public use and interest is served by the amendment.

Finding: The proposal will provide the subject residential lots within this plat with the use rights of other properties in the R-4 zoning district. The public use and interest

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<sup>1</sup> The criteria for a Final Plat Modification are stated in Ordinance No. 5790 adopted December 3, 2007.

will be served by the amendment by providing consistency for lots within a single zoning designation, in this case the R-4 zoning district.

- C. The proposed amendment to final plat appropriately considers the physical characteristics of the subdivision site.

Finding: The proposed amendment appropriately considers the physical characteristics of the site. The subject subdivision site does not have any critical areas onsite. The site has an overall slope of under 5%. The proposed amendment (to amend the front yard setback to 20 feet) is consistent with the current development pattern in the adjacent neighborhoods in Enatai and other R-4 zoned residential lots.

- D. The proposed amendment complies with all applicable provisions of the Land Use Code, Bellevue City Code Title 20, the Utility Codes, Bellevue City Code Title 24, and the City of Bellevue Development Standards and Chapter 58.17 of the Revised Code of Washington (RCW).

Finding: The proposed amendment complies with all applicable provisions of the Land Use Code, Bellevue City Code Title 20, the Utility Codes, Bellevue City Code Title 24, and the City of Bellevue Development Standards and Chapter 58.17 of the Revised Code of Washington (RCW). The request is to be consistent with the Land Use Code requirements. No other conditions are requested to be modified.

- E. The proposal is consistent with the Comprehensive Plan, Bellevue City Code Title 21.

Finding: The proposed amendment is consistent with the Comprehensive Plan, Bellevue City Code Title 21. The Comprehensive Plan Southwest Bellevue Subarea map designation is Single-family high density. The R-4 zoning of the property is consistent with the Subarea map designation. The proposal is consistent with policy S-SW-1 which supports existing land use patterns and densities. All of the lots have existing single family homes which is consistent with the Enatai area of Bellevue.

- F. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H Land Use Code, where allowed under the provisions of that part, may be considered together with an application for amendment to a final plat provided the resulting lots may each be developed without individually requiring a variance.

Finding: The proposed amendment meets this criteria. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance. By reducing the front yard setback requirement from 25 feet to 20 feet, the development potential of the lots within this plat is consistent with other lots in the R-4 zoning district.

**VIII. CONCLUSION AND DECISION**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code and compliance reviews, the Director of the Department of Planning and Community Development hereby **APPROVES** the **Plat Amendment** with one condition.

**IX. CONDITION OF APPROVAL:**

The following condition is 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 – Bellevue City Code 23.76	Janney Gwo, 425-452-6190
Construction Codes – Bellevue City Code Title 23	Building Division, 425-452-4121
Fire Code – Bellevue City Code 23.11	Adrian Jones, 425-452-6032
Land Use Code – Bellevue City Code Title 20	Carol Saari, 425-452-2731
Noise Control – Bellevue City Code 9.18	Carol Saari, 425-452-2731
Sign Code – Bellevue City Code Title 22B	Carol Saari, 425-452-2731
Transportation Code – Bellevue City Code 14.60	Chris Dreaney, 425-452-5264
Right of Way Use Code – Bellevue City Code 14.30	Jon Regalia, 425-452-4599
Design Manual, Transportation Dept.	Chris Dreaney, 425-452-5264
Utility Code – Bellevue City Code Title 24	Brad Ayers, 425-452-6054

**CONDITION OF APPROVAL:**

**A. Recording Requirement:** Approval of the plat alteration document shall be null and void if the plat is not recorded with King County Department of Records and Elections within 90 days after the date of the approval by the Hearing Examiner.

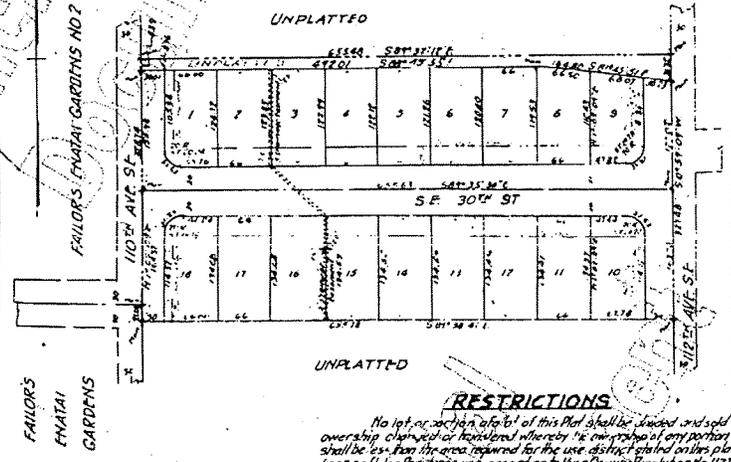
**Authority:** Land Use Code 20.45A.260.B

**Reviewer:** Carol Saari, Department of Planning and Community Development

# FAILOR'S ENATAI GARDENS NO 3

PORTION OF  
NORTH 1/2 or SOUTH EAST 1/4 or SOUTH WEST 1/4 of NORTHEAST 1/4  
SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 E.W.M.  
KING COUNTY, WASHINGTON

SCALE 1 IN. = 100 FT.



### DESCRIPTION

Beginning of the S.W. corner of the N1/4 S1/4 SW1/4 N1/4 Sec. 8 T24N. R5E W1M. Thence N. 1° 02' 09" E. along West Line thereof 21.08 ft. said point being the S.E. corner of Failor's Enatai Gardens No. 2. A platted area thence continuing along said West Line 307.66 ft. to the North West corner of said Sub-Division of Section 8. Thence S89° 17' 12" E. along the North line of said Sub-Division 655.48 ft. to North East corner of said Sub-Division. Thence S01° 59' 09" W. along East Line thereof 327.48 ft. to the S.E. corner thereof. Thence N81° 38' 47" W. along South Line thereof 653.78 ft. to point of Beginning. EXCEPT the following described portion of above described Sub-Division: Beginning at the North West corner of said described Sub-Division; Thence S89° 17' 12" E. along North Line thereof 653.48 ft. to the N.E. corner thereof; Thence S. 0° 39' 09" W. along East Line thereof 36.72 ft. Thence N41° 45' 01" W. 16.48 ft.; Thence N. 85° 45' 55" W. 458.01 ft. to West Line of said Sub-Division. Thence N. 1° 02' 09" E. along West Line thereof 8.99 ft. to point of Beginning of Parcel to be EXCEPTED.

All courses and dimensions are as shown on the face of this Plat. All Monuments are of concrete, except as otherwise designated.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned Howard Anderson, William J. Schori and Barbara R. Laskey, Secretary of Co-Operative Builders Inc. and Louise J. Schori, contract purchasers and owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues and drainage easements and structures shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also all easements or whatever public property or places there are shown on the plat for the purpose thereon indicated, also the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts or parcels of land shown on this plat in the original reasonable grading of all the streets, avenues and places shown thereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 5 day of May, A.D. 1950

Howard Anderson, Secretary  
William J. Schori, Secretary  
Barbara R. Laskey, Secretary  
Louise J. Schori, Secretary

### RESTRICTIONS

- No lot or portion of a lot of this Plat shall be divided and sold or conveyed or ownership, deeded or transferred otherwise in any shape or any portion of this Plat shall be used for the area required for the use distinct and on the plat annexed hereto for residential use except as to King County Resolution No. 1173 as now in force or as amended hereafter with the following conditions and exceptions.
- All lots of this Plat are restricted to residential use.
- No building shall be permitted on any lot of a corner lot less than 100 feet wide upon said street fronting on the plat these covenants are recorded liberally with honor and purpose of the covenant to assure that all buildings shall be of equal or workmanlike and uniformity and standards substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted building use. The ground floor area of the main structure exclusive of one story garages, porches and terraces shall not be less than 800 square feet for a one story dwelling, not less than 750 square feet for a dwelling of more than one story.
- No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. No any existing building shall be located on any lot nearer than 25 ft. to the front lot line or nearer than 8 feet to any side street line.
- No sign of any kind shall be displayed to the Public view on any lot except one professional sign of not more than one square foot and one sign of not more than five square feet advertising the property for sale or rent or signs used by a builder to advertise the property during construction and sales period.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except the dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers.
- All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- No individual sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with standards and requirements which are substantially equal to or exceed the minimum requirements for such systems as issued by the Federal Housing Administration in connection with the insurance of mortgages covering property in this state and in which such system is connected.
- Approval of such system shall be obtained from the health officer having jurisdiction.
- Notices, well heads or mass planting shall be permitted to be extended nearer to any street than the minimum building setback lines except that nothing shall prevent the erection of a necessary retaining wall the top of which does not extend more than 2' above the finished grade of the top of said retaining wall.
- Approved for Septic Tanks installed in accordance with specifications of King County Health Department.

I hereby certify that the Plat of Failor's Enatai Gardens No. 3 is based upon an actual survey and Sub-Division of Section 8 Twp. 24 N. R. 5 E. W. M. that the distances, courses and angles are shown on the plat correctly; that the monuments have been set and lot and block corners staked correctly on the ground; that I have fully complied with provisions of the Statutes and of Regulations governing Platting

Alvin C. White  
Certificate No. 3565  
Renewal Date January 1, 1950  
Renewal No. 2: 393

Examined and approved this 5 day of May, A.D. 1950  
King County Road Engineer

I hereby certify that the within plat of Failor's Enatai Gardens No. 3 is duly approved by King County Planning Commission this 5 day of May, A.D. 1950

Chairman  
Secretary  
Planning Officer

Examined and approved this 5 day of May, A.D. 1950

Attest:  
Clark Board of King County Commissioners  
Chairman Board of King County Commissioners

### ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on this 5 day of May, A.D. 1950 before me the undersigned a Notary Public personally appeared John W. Schori and Louise Schori his wife to me known to be the persons who executed the foregoing dedication and who acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned and they on oath stated that they were authorized to sign said instrument and the seal affixed is corporate seal of said Corporation.

WITNESS my hand and official seal for day and year first above written

Notary Public in and for the State of Washington  
Residing at

### ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on this 5 day of May, A.D. 1950 before me the undersigned a Notary Public personally appeared Howard Anderson and Barbara R. Laskey to me known to be the persons who executed the foregoing dedication and who acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned and they on oath stated that they were authorized to sign said instrument and the seal affixed is corporate seal of said Corporation.

WITNESS my hand and official seal for day and year first above written

Notary Public in and for the State of Washington  
Residing at

Filed for record at the request of the King County Planning Commission this 5 day of May, A.D. 1950 of 03 minutes past 11:00 AM and recorded in Volume 21, at Plats, Page 52, Records of King County, Washington

Deputy County Auditor  
King County Auditor





# VICINITY MAP

2 of 2  
(aerial)



Plat of Failors Enatai Gardens #3

# Zoning Map



CSaari  
3/20/08

City of Bellevue Submittal Requirements 27a

**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: RUNE HARKESTAD

Proponent: SAME

Contact Person: RUNE HARKESTAD 425 577 8556 or BOB ROBINSON  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 11050 SE 30th St. BELLEVUE, WA 98004

Phone: 425 577 8556

Proposal Title: 11050 SE 30th St. PLAT AMENDMENT

Proposal Location: SE 30th St. BETWEEN 112th AND 110th AVE.  
(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: ELIMINATE THE 25' SETBACK REQUIREMENT STATED IN THE PLAT.
2. Acreage of site: 18 LOTS, APPROX 0.18 ACRES EACH
3. Number of dwelling units/buildings to be demolished:
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards): N/A
8. Proposed land use: N/A
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other



Estimated date of completion of the proposal or timing of phasing: UPON CITY OF BELLEVUE APPROVAL

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

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

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. NOT KNOWN

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. N/A

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)? +/- 4% under 5% to

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.

NOT KNOWN AT THIS TIME

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

NOT KNOWN

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

N/A

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

N/A

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

N/A

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

N/A

## 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.

N/A

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

N/A

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

N/A

## 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.

*NO*

(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. *N/A*

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. *N/A*

(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.

CITY OF BELLEVUE STORM SEWERS

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

N/A

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

N/A

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

typical plantings  
found in suburban  
neighborhoods

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

N/A

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

NONE ~~KNOWN~~ KNOWN

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

N/A



**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:
- 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.

NONE

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

NOT KNOWN

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

N/A

**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.

N/A

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

N/A

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:

N/A

**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.

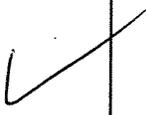
N/A

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

NONE

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

N/A



b. Noise

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

N/A

(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.

NONE

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

NONE

8. Land and Shoreline Use

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

SINGLE FAM. RESIDENTIAL

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

NOT KNOWN

c. Describe any structures on the site.

SINGLE FAMILY DWELLINGS

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

NO

e. What is the current zoning classification of the site?

SINGLE FAMILY RESIDENTIAL

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

SINGLE FAMILY RESIDENTIAL

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.

N/A

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

18 HOUSES

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

N/A

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

N/A

R-4  
Single Family -  
High Density

NO



- 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.

N/A

- 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?

APPROX 20'

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

N/A

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

N/A

R-4 allows  
up to 30' max  
ht

## 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?

N/A



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

NONE

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?

NONE

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.

NOT KNOWN

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

NONE

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 ATTACHED MAP

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

NO, 0.1 MILE

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.

NONE

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.

N/A

**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 De Harkness

Date Submitted 11/29/07







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

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Rune Harstad

**LOCATION OF PROPOSAL:** 11003 SE 30<sup>th</sup> Street

**DESCRIPTION OF PROPOSAL:** Amend the Plat of Failors Enatai Gardens #3 to modify the front yard setback restriction on the face of the plat from 25 feet to a proposed 20 feet to be consistent with the Land Use Code minimum front yard setback of 20 feet in the R-4 single family zoning district.

**FILE NUMBER:** 07-138416-LG

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 \_\_\_\_\_.
- 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 **April 3, 2008**.
- 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.

*Carole Vitellend*  
Environmental Coordinator

March 20, 2008  
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