



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Clyde Beach Lifeguard Shack, City of Bellevue

Proposal Address: 2 – 92nd Ave. NE

Proposal Description: This is an application for Shoreline Substantial Development Permit on Lake Washington for new construction of a 192 square foot building outside the 50-foot buffer but within the 200 foot shoreline jurisdiction.

File Number: 08-113736-WG

Applicant: City of Bellevue, Parks and Recreation

Decisions included: Shoreline Substantial Development Permit (Process II. LUC 20.30C)

Planner: Mark Cross, Associate Planner

State Environmental Policy Act Threshold Determination: Categorically exempt

Director's Decision: Approval with Conditions

by Mark Cross

Mike Brennan, Director
Development Services Department

Application Date:	<u>4/07/2008</u>
Notice of Application Publication Date:	<u>5/29/2008</u>
Decision Publication Date:	<u>8/21/2008</u>
Project/SEPA Appeal Deadline:	<u>9/11/2008</u>

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6864. 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's Clerk's Office by 5 PM on the date noted for appeal of the decision.

considered minor new construction and is categorically exempt from SEPA, WAC 197-11-800.

IV. Consistency with Land Use Code Requirements (BCC Title 20):

A. Zoning District Dimensional Requirements (LUC 20.20.010):

This is a proposal for the construction of a single structure of 192 square feet with a five foot setback from the side yard along the eastern property line. The proposed structure meets the City of Bellevue Land Use Code dimensional requirements described in LUC 20.20.010.

B. Critical Areas Requirements (LUC 20.25E AND 20.25H):

This project includes work within the Shoreline Overlay District which includes lands under Lake Washington and extending 200 landward from the Ordinary High Water Mark. The Clyde Beach Park contains multiple structures inside and outside the Shoreline Overlay District. The Land Use Code defines the Clyde Beach Park as an undeveloped site with a shoreline buffer of 50 feet. LUC 20.25H.035. The proposed 50 foot shoreline buffer meets the applicable performance standard.

V. Summary of Technical Reviews

A. Clearing and Grading: The Clearing and Grading Division of the Planning and Community Development Department have reviewed the proposed site development proposal for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed project.

B. Utilities: The Utilities Department has reviewed the proposed site development request and has not identified an issue with the proposed project.

VI. Public Notice and Comment

Application Date:	April 7, 2008
Public Notice (500 feet):	May 29, 2008
Minimum Comment Period for Public Notice (30 days):	June 26, 2008

removed under a separate demolition permit) and replacing it with a conforming structure. Similarly, the proposed project is consistent with the policies of Bellevue's Shoreline Master Program adopted in 1992 and included in the City of Bellevue's Comprehensive Plan.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director does hereby **approve with conditions** the proposal to construct a 200 square foot building with a minimum 50 foot buffer from the OHWM of Lake Washington in Clyde Beach Park.

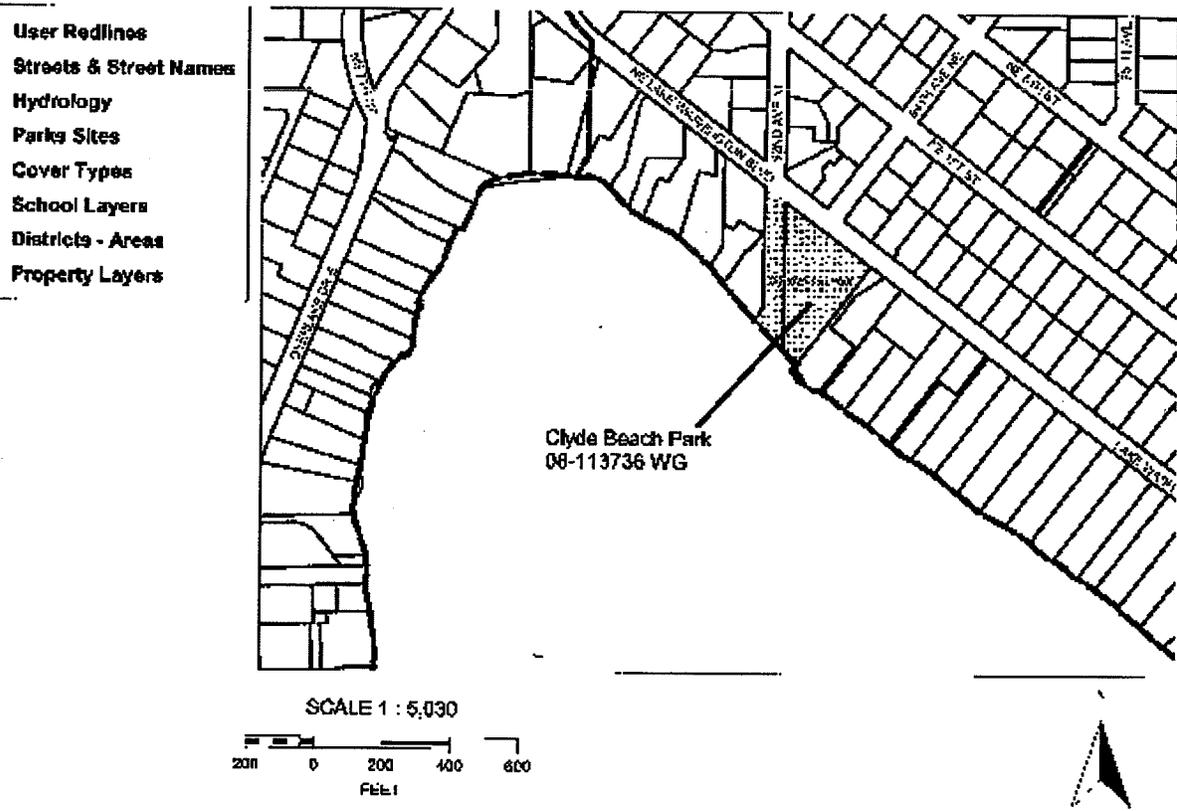
Note- Expiration of Approval: In accordance with LUC 20.30R.175, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

IX. Conditions of Approval

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

<u>Applicable Codes or Ordinances</u>	<u>Contact Person</u>
Land Use Code – BCC 20.25H and 20.25E	Mark Cross, 425-452-6938
Noise Control- BCC 9.18	Mark Cross, 425-452-6938

Clyde Beach Shoreline Permit - Life Guard Shed





City of Bellevue
 Development Services Department
 P.O. Box 90012, Bellevue, WA 98009-9012
 (425) 452-6800 Fax (425) 452-5225

**Shoreline Management Act of 1971
 Permit for Shoreline Management Substantial
 Development
 Conditional Use and/or Variance**

Application No. 08-113736-WG

Date Received 1/09/2008

Approved / Date August 21, 2008
 Denied / Date _____

Type of Action:

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted to: City of Bellevue Parks Department

to undertake the following development:
 construction of a 192 square foot building for use by the Parks Department outside the 50-foot buffer but within the 200 foot shoreline jurisdiction at Clyde Beach Park.

upon the following property: Clyde Beach Park, 2 – 92nd Ave. NE, Bellevue

within Lake Washington

and/or its associated wetlands. The project will be located Outside the fifty foot shoreline buffer
 Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District
 designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.080(B)General Regulations Applicable to all Land Use Districts & Activities:
- LUC Section 20H.035 Critical area buffers and setbacks; LUC Section 20.30R.155 Shoreline Substantial Development Permit
- Bellevue Comprehensive Plan, Shoreline Management Program Element.

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

Conditions of Approval (Land Use Division)

- 1. Land Use Inspection:** To ensure construction work has been performed in accordance with approved plans the applicant must call for and obtain an inspection of a Land Use Planner from the City of Bellevue, following installation of the lifeguard building.
- 2. Noise Related to Construction:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6

City of
Bellevue

Post Office Box 90012 Bellevue, Washington 98009-9012

Certification of Mailing

I, Ruth Densley, certify that I am a U.S. citizen, over the age of eighteen (18), that I am competent, and that I have no interest in the proposal described in the attached notice.

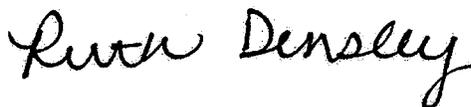
I certify that on the 29th of May, 2008, I placed in the City of Bellevue mail system, postage to be added by the City of Bellevue mailroom, an envelope addressed to every person shown on the attached mailing list and containing the letter/notice attached and described here (any addressees who received documents are noted with a D on the mailing list).

PAD: 08-113736-WG

PROJECT: Clyde Beach Lifeguard Shack

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

SIGNATURE:



PRINTED NAME: Ruth Densley

DATE: 5-29-08