



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

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**PROPONENT:** Jianqiang Zhuo, Property Owner

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**LOCATION OF PROPOSAL:** 13515 SE 50<sup>th</sup> PI Bellevue, WA 98006

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**NAME & DESCRIPTION OF PROPOSAL:** Lot 3 Foresthill utility corridor

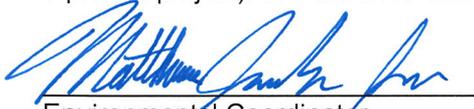
This is an application for a Critical Areas Land Use Permit to install water, electricity, cable, and gas utility lines within a steep slope critical area and steep slope structure setback to provide service to the new single-family residence approved under permit 09-113871-BS. Work will include removal of invasive and non-native vegetation and the temporary disturbance will be restored pursuant to LUC 20.25H.220. No trees will be removed as a result of this project.

**FILE NUMBER:** 15-106440-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 Development Services Department. 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 **July 30, 2015**.
- 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.

  
 Environmental Coordinator

7/16/2015  
 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  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Lot 3 Foresthill utility corridor

**Proposal Address:** 13515 SE 50<sup>th</sup> PI

**Proposal Description:** Critical Areas Land Use Permit to install water, electricity, cable, and gas utility lines within a steep slope critical area and steep slope structure setback to provide service to the new single-family residence approved under permit 09-113871-BS. Work will include removal of invasive and non-native vegetation and the temporary disturbance will be restored pursuant to LUC 20.25H.220. No trees will be removed as a result of this project.

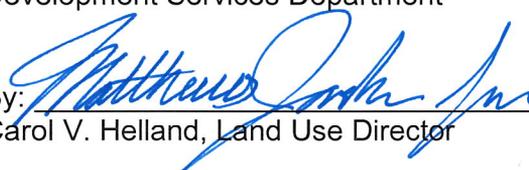
**File Number:** 15-106440-LO

**Applicant:** Jianqiang Zhuo

**Decisions Included** Critical Areas Land Use Permit  
(Process II. 20.30P)

**Planner:** Nick Whipple, Land Use Planner

**State Environmental Policy Act  
Threshold Determination:** **Determination of Non-Significance**  
  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department  
By:   
Carol V. Helland, Land Use Director

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**Application Date:** February 25, 2015  
**Notice of Application Date:** March 26, 2015  
**Decision Publication Date:** July 16, 2015  
**Project Appeal Deadline:** July 30, 2015

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. 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.

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### Attachments

1. Site Plan – Enclosed
2. Geotechnical Report– In File
3. Arborist Report – In File

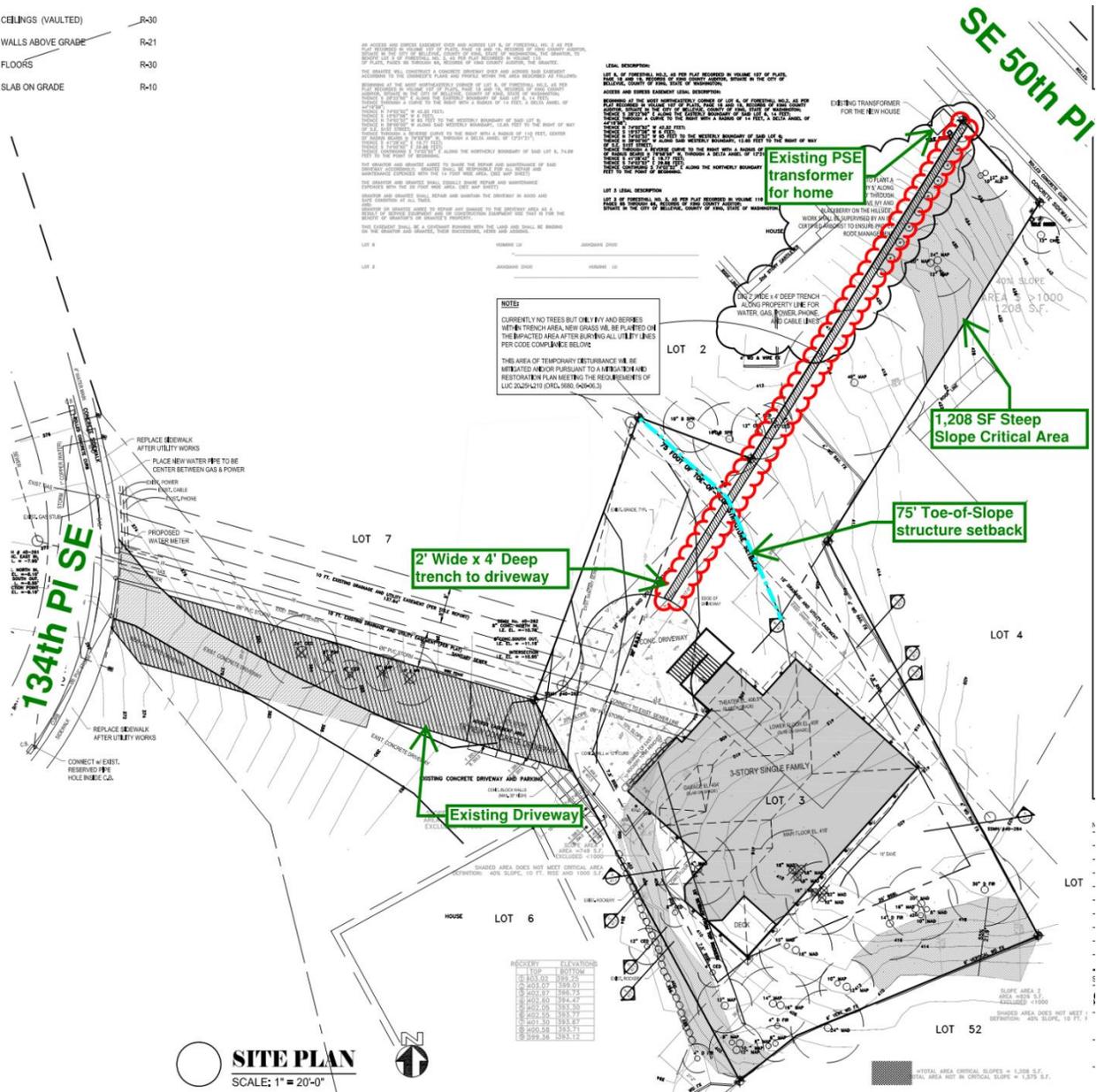
**I. Proposal Description**

The applicant, Jianqiang Zhuo, is requesting to install water, phone, electricity, cable, and gas utility lines within a 1,208 square foot steep slope critical area and steep slope structure setback to provide service to the single-family residence currently being built (permit 09-113871-BS). The work will require a 2 foot wide trench that is 4 feet deep and approximately 150' long beginning from the edge of SE 50<sup>th</sup> PI and moving downslope to the southwest towards the home. Forty linear feet of trenching will occur within the regulated steep slope critical area and the remainder of the trench will be located within the toe-of-slope structure setback with approximately 35 feet outside all steep slopes and associated structure setbacks.

The Foresthill No. 3 Plat delineates a 10' wide drainage and utility easement along the northwest corner of the property extending to the west downslope to 134<sup>th</sup> PI SE. This easement will be used for sewer and storm water service for the home. Puget Sound Energy (PSE) has an existing 10'x10' electric easement and an existing power transformer which abuts SE 50<sup>th</sup> PI in the location where the trench will begin. This easement and transformer is for the benefit of Lot 3 of the Foresthill No. 3 plat (13515 SE 50<sup>th</sup> PI). The delivery of water service to Mr. Zhuo's home via 134<sup>th</sup> PI SE within the existing drainage and utility easement would require the water to run uphill to the home which would result in poor water service and insufficient water pressure to the home which is required to have a sprinkler system. Given the location of the existing PSE electric easement and the better-quality water service expected from the most northern point of the property it is necessary to install water, phone, electricity, cable, and gas utility lines in the proposed location. Work will include removal of invasive and non-native vegetation and the temporary disturbance will be restored and the steep slope area will be enhanced with native plantings to mitigate the impact of disturbance within the steep slope. An arborist will be on-site while the trench is being dug to ensure no trees will be damaged. No trees will be removed as a result of this project.

The utilities are an allowed use per LUC 20.25H.055. Pursuant to LUC 20.25H.015.B disturbance of the critical area and critical area structure setback requires a Critical Areas Land Use Permit per the decision criteria listed in LUC 20.30P. A site plan can be seen below in Figure 1.

CEILING (VAULTED) R-30  
 WALLS ABOVE GRADE R-21  
 FLOORS R-30  
 SLAB ON GRADE R-10



The steep slope area contains Grass, English Ivy, Himalayan Blackberry, Sword Fern, Laurel, Filbert Shrubs, and Horsetail with two Bigleaf Maple trees. Based on the slope study conducted by the applicant's geotechnical engineer and the project specific analysis, the steep slope has no indication of instability and the proposed construction of the utility corridor will not result in an increased risk to the subject property or adjacent properties (see project geotechnical report – **Attachment 2**).

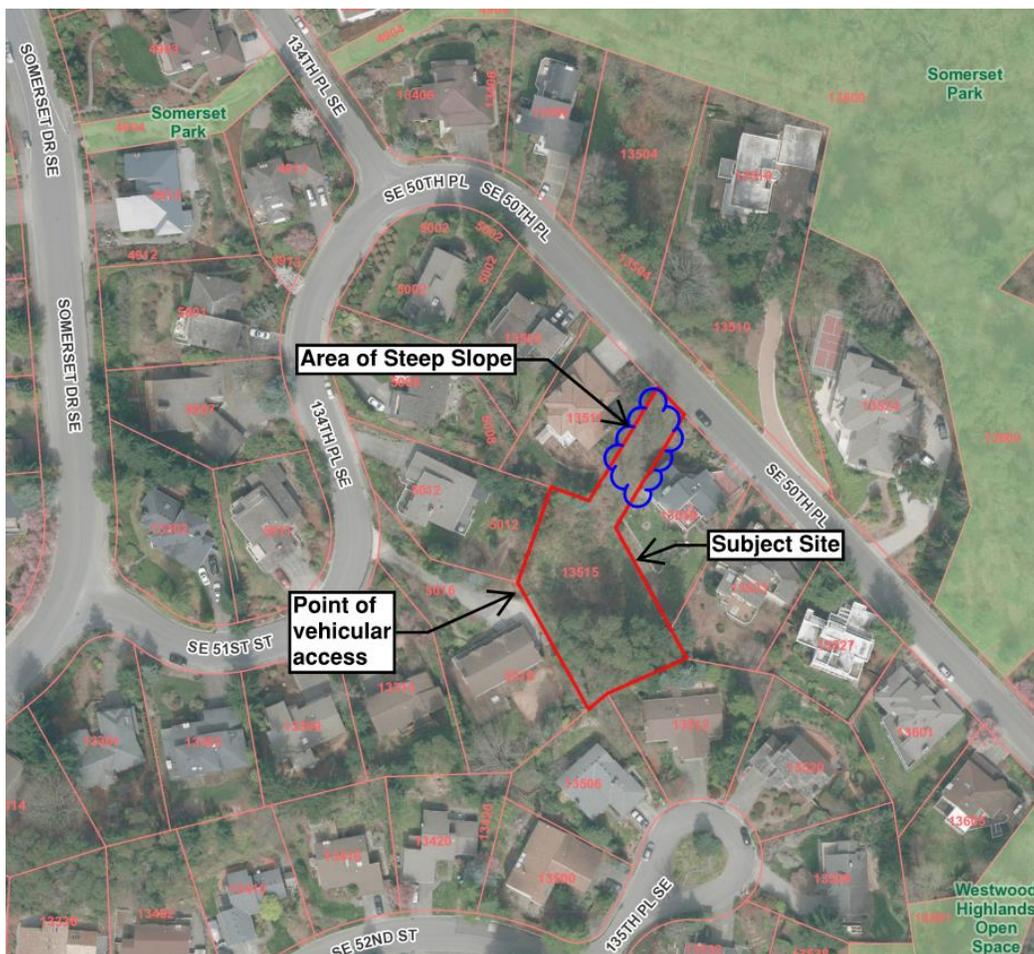
### B. Zoning

The property is zoned R-3.5, single-family residential. The site is within the Factoria Subarea and has a Comprehensive Plan land use designation of Single-Family Medium.

### C. Land Use Context

The property is in an area developed with existing single-family residences. Access to the site is provided by 134<sup>th</sup> PI SE and the home is within the Somerset neighborhood.

**Figure 2 – Aerial Photograph**



### III. Consistency with Land Use Code Requirements:

#### A. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. Bellevue's Land Use Code Section 20.25H.120 designates 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 utility corridor is proposed through the regulated steep slope area and is considered an allowed use per LUC 20.25H.055 and shall meet the requirements of LUC 20.25H.055.C.2 in addition to the performance standards found in LUC 20.25H.125 which are reviewed below:

#### Consistency with LUC 20.25H.055.C.2.a&b – Performance standards – Landslide hazards and steep slopes.

a. New or expanded 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:

- i. The location of existing infrastructure;
- ii. The function or objective of the proposed new or expanded facility or system;
- 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 or expanded 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 water, electricity, gas, cable, and phone service is necessary for the home which is currently under construction. The delivery of water service to Mr. Zhuo's home via 134<sup>th</sup> PI SE, within the existing drainage and utility easement (the alternative), would require a new water connection to be installed on a "dead end waterline" resulting in poor water circulation; therefore, the alternative would result in decreased water quality. Use of the existing easement via 134<sup>th</sup> PI SE requires the water to run uphill creating a significant loss in water pressure to the home making this option inefficient. Further, the water main along SE 50<sup>th</sup> PI was installed a number of years ago and included a meter box at the edge of the subject lot's panhandle in anticipation of future development. Relocating the meter would be cost prohibitive and substantially disproportionate to the environmental impact to the disturbance of the critical area and critical area structure setback. Due to building and fire code requirements it is necessary for the new home to install fire sprinklers, and utilizing the existing drainage and utility easement via 134<sup>th</sup> PI SE (the alternative) would result in poor water service and insufficient water pressure to the home including the sprinkler system.**

**The applicant has provided documentation which shows an existing Puget Sound Energy easement and electrical transformer which is located adjacent to SE 50<sup>th</sup> PI near the northwest corner of the lot's panhandle. This transformer is available to accommodate Mr. Zhuo's property. Installing electricity, water, cable, phone, and gas lines from the proposed location would utilize existing infrastructure and result in minimal impact to the steep slope critical area. The installation of utilities will require a 2' wide by 4' deep trench approximately 150' long. After the installation is complete the area of temporary disturbance will be restored and the hillside will be enhanced with the removal of non-native plants and the installment of native plantings. No trees will be removed as a result of this project. See related Condition of Approval in Section IX.**

b. If the applicant demonstrates that 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 area buffer, including disturbance of vegetation and soils, shall be minimized;
- iii. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;
- iv. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;
- v. All work shall be consistent with applicable City of Bellevue codes and standards;
- vi. The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;
- vii. Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside 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 utilities will cause the least impact to the critical area and will cause no impact to the critical area buffer. In order to minimize impact to the slope and protect the health and safety of the trees on the hillside the applicant reduced the width of the trench as recommended by their arborist from 4 feet to 2 feet. As mitigation, the applicant will be removing all ivy and blackberry bushes and will plant a mix of Oceanspray and Mock Orange shrubs along with Sword Fern groundcover. Plantings will be installed at the typical spacing outlined in the City of Bellevue's Critical Areas Handbook. See related Condition of Approval in Section IX.**

**Consistency with LUC 20.25H.125 – Performance standards – Landslide hazards and steep slopes.**

Development within a landslide hazard or 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 requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

- 1. 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;**

The proposed utilities will conform to the natural contour of the slope resulting in minimal alteration of the slope. Further, the utilities have been clustered in a single corridor to minimize disturbance.

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

No structures are proposed in the steep slope critical area. Some vegetation within the slope will be impacted by the trenching, but no trees will be removed. Ivy and Blackberry bushes will be removed and landscape vegetation will be replaced on the slope with a mixture of Mock Orange and Oceanspray shrubs and Sword Fern groundcover.

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

The project geotechnical engineer reviewed the proposal and approved the utility corridor as designed. As stated in Galli Group's Geotechnical Report Addendum, a greater risk or need for increased buffers on neighboring properties is not anticipated. The applicant is required to follow the recommendations of the geotechnical engineer outlined in pages 3-5 and the recommendation of project's arborist outlined in the June 17<sup>th</sup>, 2015 Arborist Report. **See related Condition of Approval in Section IX.**

- 4. 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;**  
The proposal will not result in a change to the natural contours and no walls are proposed.
- 5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**  
No impervious surfaces are proposed within the steep slope critical area or structure setback.
- 6. 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;**  
The project will result in no topographic modification within the critical area or critical area structure setback.
- 7. 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;**  
No buildings, foundations, or structures will be built within the steep slope critical area or structure setback. This proposal includes installation of water, electricity, cable, gas, and phone utilities only.
- 8. 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;**  
No buildings, foundations, or structures will be built within the steep slope critical area or structure setback. This proposal includes installation of water, electricity, cable, gas, and phone utilities only.
- 9. 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; and**  
No buildings, foundations, or structures will be built within the steep slope critical area or structure setback. This proposal includes installation of water, electricity, cable, gas, and phone utilities only.
- 10. 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.**

The applicant has provided a site restoration and mitigation plan that will be required to be implemented with the clearing and grading activities reviewed under a future clearing and grading permit. See related Conditions of Approval in Section IX of this report.

#### **IV. Public Notice and Comment**

Application Date:	February 25, 2015
Public Notice (500 feet):	March 26, 2015
Minimum Comment Period:	April 9, 2015

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin on March 26, 2015. It was mailed to property owners within 500 feet of the project site. One person commented on the proposed project. The commenter's concerns related to the stability of slope if any trees were to be removed. The applicant hired an arborist to evaluate the existing trees and to provide a recommendation based on the proposed utility corridor location. The arborist has provided recommendations for tree protection which ensure the protection of the health and safety of the trees located on the steep slope.

#### **V. 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 State Environmental Policy Act (SEPA) requirements.

##### **A. Earth and Water**

The proposed project will require disturbance to the critical slope and the in order to facilitate installation of utility lines to service a new single family home. The proposed utilities are normal appurtenances to the new home. No additional clearing or disturbance is proposed to the critical slope area or critical area structure setback. 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 conveyed to a discharge point outside all critical areas and critical area buffers. Temporary erosion sedimentation control is discussed in the project's geotechnical report, 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 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. There will be no long term impact to any animal or bird species after the utilities have been laid, and the proposed mitigation plants are 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 with a good variety of shelter and foraging materials.

## **C. Plants**

The steep slope critical area is currently undeveloped providing a narrow strip of vegetation between existing homes within the Somerset neighborhood. It is currently vegetated with big leaf maple, Himalayan blackberry, several filbert shrubs, English ivy, sword fern, laurel, and horsetail.

Development of the site will involve removal of native and non-native brush in and around the 2' wide proposed trench area. The applicant will restore and enhance the area of disturbance **by removing all ivy and blackberry bushes and planting a mix of Oceanspray and Mock Orange shrubs along with Sword Fern groundcover. Plantings will be installed at the typical spacing outlined in the City of Bellevue's Critical Areas Handbook. The plantings will mitigate the loss of native ground cover and will mitigate for the temporary disturbance to the slope.** No trees will be removed for the installation of utility lines. The varieties of shrubs are proposed to be planted at a minimum spacing of 4.5 to 7 feet on center and species of groundcover are proposed to be planted at 18 - 24 inches on center. 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 weekend 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.

# **VI. Summary of Technical Reviews**

## **A. Clearing and Grading**

The Clearing and Grading Division of the Development Services 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 has approved the application.

## VII. Decision Criteria

### A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

**1. The proposal obtains all other permits required by the Land Use Code.**

The applicant will be submitting a clearing and grading permit prior to commencement of work.

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

The project has minimized to the maximum extent possible the impact to the steep slopes and vegetation on the site. There is no tree removal proposed and the site will be improved with mitigation planting that will add vegetation within the steep slope critical area and within the structure setback on-site.

**3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable.**

As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

**4. The proposal will be served by adequate public facilities including street, fire protection, and utilities.**

The proposal will result in adequate service by public utilities.

**5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210.**

The proposal includes a mitigation planting plan. See Conditions of Approval in Section IX of this report.

**6. The proposal complies with other applicable requirements of this code.**

As conditioned and discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

## 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 of the Development Services Department does hereby **approve with conditions** the proposed disturbance within the steep slope critical area and associated structure setback. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A clear and grade permit and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

**Note- Expiration of Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits **within one year of the effective date** of the approval.

## IX. Conditions of Approval

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

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Tom McFarlane, 425-452-7860
Land Use Code- BCC Title 20	Nick Whipple, 425-452-4578
Noise Control- BCC 9.18	Nick Whipple, 425-452-4578

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Geotechnical Recommendations:** The proposed trench and utility installation must be installed in accordance with the recommendations presented in the May 5<sup>th</sup>, 2015 geotechnical report addendum, prepared by Paul Stoltenberg, P.E. The project's geotechnical engineer shall consult with the contractor prior to excavation and visit the site during excavation to verify soil conditions.

Authority: Land Use Code 20.25H.125  
Reviewer: Nick Whipple, Development Services Department

- 2. Plant Installation and Land Use Inspection:** Following installation of the required mitigation plantings as described in section III of this report, the applicant shall contact Land Use staff to inspect the planting area prior to final clear and grade inspection. Staff will need to find that the plants are in a healthy and growing condition.

Authority: Land Use Code 20.30P.140  
Reviewer: Nick Whipple, Development Services Department

- 3. Rainy Season Restrictions:** Due to the 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 Development Services Department. 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, Development Services Department

4. **Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the 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. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18  
Reviewer: Nick Whipple, Development Services Department

5. **Hold Harmless Agreement:** Prior to clearing and grading permit approval, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with the construction of the trench and installation of utilities. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval. The agreement shall be recorded with King County Records to the property title.

Authority: Land Use Code 20.30P.170  
Reviewer: Nick Whipple, Development Services Department

6. **Tree Protection During Construction.** To preserve slope functions, during construction protection of trees within the slope area shall be implemented in accordance with the recommendations provided by Susan Prince, ISA Certified Arborist, which are outlined in the June 17, 2015 arborist report. No trees have been authorized for removal.

Authority: Land Use Code 20.30P.140  
Reviewer: Nick Whipple, Development Services Department