



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. 15-116980-WG

Date Received June 30, 2015

Approved / Date September 3, 2015
 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: Elizabeth Carlson

to undertake the following development:
 Construct a new 480 Square Foot Fixed Pile Pier and Boatlift.

upon the following property: 134 West Lake Sammamish Parkway SE

within Lake Sammamish
 and/or its associated wetlands. The project will be located within Shorelines of Statewide
 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 20.25E.080 (N) Moorage Regulations; LUC Section 20.30R.155 Shoreline Substantial Development Permit
- Bellevue Comprehensive Plan, Shoreline Management Program Element, Policy SH-13 and SH-50

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

Conditions of Approval (Land Use Division) – See attached Staff Report

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing, as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C).

September 3, 2015

 Date

David Pyle

 City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
 Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201 Issaquah, WA 98027
 DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Elizabeth Carlson

LOCATION OF PROPOSAL: 134 West Lake Sammamish *Parkway SE*

DESCRIPTION OF PROPOSAL: Construct a new 480 Square Foot Fixed Pile Pier and Boatlift.

FILE NUMBERS: 15-116980-WG **PLANNER:** David Pyle

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 **9/24/2015**
- 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 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating 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.

Elizabeth Carlson
 Environmental Coordinator

9/3/2015
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



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

Proposal Name: Carlson Pier and Boatlift

Proposal Address: 134 West Lake Sammamish Parkway SE

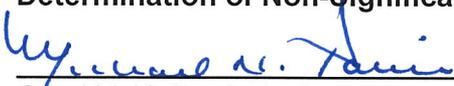
Proposal Description: Shoreline Substantial Development Permit to construct a new 480 Square Foot Fixed Pile Pier and Boatlift.

File Number: 15-116980-WG

Applicant: Elizabeth Carlson

Decisions Included: Shoreline Substantial Development Permit (Process II, LUC 20.30R)

Planner: David Pyle, 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 Brennan, Director
Development Services Department

By: 
Carol V. Helland, Land Use Director

Date of Application: June 30, 2015
Notice of Application: July 16, 2015
Decision Publication Date: September 3, 2015

Deadline For Appeal of Process II Administrative Decisions:

Shoreline Substantial Development Permit: September 24, 2015 (21 days following publication of a notice of decision)
SEPA Threshold Determination of Non-Significance: September 24, 2015 (21 days following publication of a notice of decision)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of any Process II Administrative decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeal of the SEPA Threshold Determination must be made to the City of Bellevue City Clerk's Office. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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Attachments:

- A. Environmental Checklist
- B. Proposed Dock Plans

I. Proposal Description

Applicant requests approval to construct a new dock and install a free-standing ground based boatlift. The proposed dock will be fully grated, will be 4 feet in width for the first 70 feet, with an ell of 30 feet by 6 feet at the end. The overall dock size will not exceed 480 square feet. Piling location and size meets the requirements of LUC 20.25E.080.N. The proposal includes shoreline planting at the water's edge. The existing dock will be removed.

The proposed project is subject to the Shoreline Substantial Development Permit and SEPA requirements because the proposed work is within a shoreline of statewide significance. The provisions of the Shoreline and Critical Areas Overlay Districts apply.

II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description and Land Use Context

The subject site¹ is located in Southeast Bellevue within an existing residential neighborhood along the shoreline of Lake Sammamish. Properties in the vicinity are generally developed with single family residences.

B. Zoning

The property is zoned R-2.5 and is located within the Shoreline Overlay District per LUC 20.25E. Properties in the vicinity are also within the R-2.5 zoning district which is a single family low density residential zone that permits up to 2.5 dwelling units per acre.

C. Critical Area Functions

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Habitat Associated with Species of Local Importance

The increase in human settlement density and associated intensification of land use known as urbanization has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a).

Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

Properties within the Shoreline and Critical Area Overlays are part of the city's shoreline master program and are classified as environmentally sensitive. The master program recognizes the site as a shoreline residential environment subject to the provisions of the City's Shoreline Master Program as discussed below.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-2.5 zoning district. No structures above the ordinary high water mark are proposed – therefore the dimensional standards for the district do not apply.

B. Shoreline Master Program Requirements LUC 20.25E:

i. General Regulations Applicable to All Land Use Districts and Activities LUC 20.25E.080.B

a. Where applicable, all federal and state water quality and effluent standards shall be met.

The project will be constructed and operated consistent with applicable federal state and local regulations regarding water quality and effluent standards.

b. If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.

The entire project is within Lake Sammamish and therefore, is entirely within

the Shoreline Overlay District.

- c. All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with Part 20.25H LUC, City of Bellevue Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.**

As part of the building permit approval, the applicant will be required to prepare a Construction Stormwater Pollution Prevention Plan and a Temporary Erosion Sediment Control Plan to mitigate potential erosion during construction.

- d. Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part 20.25H LUC and the specific performance standards of this section.**

Limited vegetation will be removed to accommodate the proposed required native shoreline planting (mitigation) required by LUC 20.25E.080.N.1.b.

- e. Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 173-14-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H LUC.**

The proposed dock will be less than 35-feet in height. No other structures are proposed for construction.

- f. The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.**

The proposal is consistent with the Comprehensive Plan Policies that make up the City's Shoreline Master Program.

- g. Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations.**

The proposal will be required to obtain a building permit. Approval and permit issuance will be verification of compliance with applicable regulations.

h. The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.

No dead storage of watercraft is proposed.

i. Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances in the shoreline critical area and shoreline critical area buffer shall comply with the City's "Environmental Best Management Practices."

No herbicides, pesticides and/or fertilizers are proposed for use.

j. Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District. Storm drainage facilities shall be separated from sewage disposal systems.

No new development requiring storm or sewer drainage facilities is proposed.

ii. The project site is in the Shoreline Overlay District and is subject to the regulations regarding moorage (Land Use Code (LUC) Section 20.25E.080.N).

Development Standards	Proposal	Complies Y/N
The only structures permitted in the first 30 feet waterward of the ordinary high watermark are piers and ramps. All floats and ells must be at least 30 feet waterward of the OHWM.	The dock Ell is proposed at 70' from OHWM.	Y
No skirting is allowed on any structure.	No skirting is proposed.	Y
Surface coverage shall not exceed 480 square feet.	Coverage is 480 square feet.	Y
Piers shall not exceed four feet wide and shall be fully grated.	Pier width is 4 feet or less and fully grated for the first 70 feet.	Y
Ell are allowed only over water with depths of nine feet or grater at the landward end of the ell.	The dock Ell is proposed at 70 feet from OHWM in water deeper than 9 feet.	Y
Ells may be up to six feet wide by 26 feet long with grating over the entire ell.	The proposed Ell is six feet wide and 24 feet long and fully grated.	Y
Total Facility Length. In no case may any moorage facility extend more than 150 feet waterward of the ordinary high water mark.	Total length 80 feet from the OHWM.	Y
Structural Piling Specifications. The first (nearest shore) piling shall be steel, four-	All proposed piling are 4-inch steel piling and	Y

Development Standards	Proposal	Complies Y/N
<p>inch piling and at least 18 feet waterward of the ordinary high water mark. Piling sets beyond the first are not required to be steel, shall be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ACZA pilings are proposed, the applicant will meet all of the Best Management Practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. Steel piles will be installed using approved sound attenuation measures.</p>	<p>the first set of piling are more than 18 feet from OHWM.</p>	
<p>Shoreline Critical Area and Critical Area Buffer Functions. In order to mitigate the impacts of new or expanded moorage facilities, the applicant shall plant emergent vegetation (if site-appropriate) and a buffer of vegetation a minimum of 10 feet wide along the entire length of the lot immediately landward of ordinary high water mark.</p>	<p>Applicant has provided a planting plan meeting this requirement.</p>	<p>Y</p>
<p>Setback. No private moorage or other structure waterward of the ordinary high watermark, including structures attached thereto, shall be closer than 12 feet to any adjacent property line except when a mutual agreement of adjoining property owners is recorded with the King County Records and Elections Division and the Bellevue City Clerk. Excepted from the requirements of this section are boat lifts or portions of boatlifts which do not exceed 30 inches in height measured from ordinary high watermark.</p>	<p>The proposed pier is 12 feet or more from the property lines.</p>	<p>Y</p>

The proposed development conforms to the applicable Land Use Code regulations.

IV. Public Notice and Comment

Date of Application: June 30, 2015
Notice of Application: July 16, 2015
Minimum Comment Period: August 3, 2015

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin July 16, 2015. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

Utilities Department:

The public sewer main shall be shown on all construction plans. The plans shall note that the sewer main is "as located by COB waste water crew" and the date that the location was done.

Construction is not permitted within 5' of the sewer main on the site. All equipment, barges, and anchors must be kept away from the sewer main during construction. **See Conditions of Approval in Section IX of this report**

VI. 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 and is provided as an addendum to this staff report (Attachment A). The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to 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

Erosion and sediment control best management practices include the installation of a silt barrier around the work area to prevent migration of suspended sediment to the surrounding water column. The applicant will also be required perform turbidity monitoring during construction to ensure suspended sediment is contained to the work area. The applicant is also required to adhere to the City Environmental Best Management Practices related to the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. **See Conditions of Approval in Section IX of this report**

B. Animals

The site abuts Lake Sammamish, which is used as a fisheries breeding and rearing resource for chinook and coho salmon, as well as other fish. The proposed development must ensure that there will be no take of chinook and coho salmon and bull trout as listed under the Endangered Species Act in order to receive development approval. These fish species and their habitat will be protected during the project construction through timing of the work to occur in the water. All work will occur within the construction window established by state and federal agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval in Section IX of this report**

C. Plants

No plants are proposed for removal as part of the current proposal aside from Limited vegetation will be removed to accommodate the proposed required native shoreline planting (mitigation) required by LUC 20.25E.080.N.1.b. The applicant is proposing native shoreline plantings per the submitted plans in Attachment B.

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 Conditions of Approval in Section IX of this report**

VII. Decision Criteria

A. Shoreline Substantial Development Permit Decision Criteria 20.30R

The Director of Planning and Community Development may approve or approve with modifications if:

1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and

Finding: The applicant has carried the burden of proof and provided evidence sufficient to approve the project.

2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and

Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

Finding: The applicant's proposal is consistent with the following policies and has demonstrated compliance with the applicable procedures through this application. The subject proposal is compatible with existing and project land uses and is within the size and scale expected of dock development within the vicinity. The proposed dock overwater coverage is less than all docks within the immediate vicinity of the subject site.

Specifically the proposal is consistent with the following:

RCW 90.58.020 Legislative findings-State policy enunciated-Use preference.

WAC 173-26-176 General policy goals of the act and guidelines for shorelines of the state.

City of Bellevue Comprehensive Plan POLICY SH-16. Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.

As proposed dock the will be constructed with materials suitable for construction in water and will not have an adverse affect on water quality, vegetation, fish, and wildlife in or near the water. With the proposed mitigation planting, water quality and native vegetation will be improved from the existing non-native planting conditions. No lighting has been proposed therefore light and glare will not be a significant issue associated with the proposal.

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 construction of dock associated with a single family residence and the associated mitigation. Revision to of this approval shall be in accordance with LUC 20.30R.190.

Note- Expiration of Approval: In accordance with LUC 20.30R.175, a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building 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 Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-6800
Utilities Code	Lori Santo, 425-452-6800
Land Use Code- BCC 20.25H	David Pyle, 425-452-2973
Noise Control- BCC 9.18	David Pyle, 425-452-2973

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

1. **Dock Dimension:** The applicant shall submit a building permit demonstrating compliance with the proposed plans in Attachment B and subject to the following approved dock dimensions:

Overall Length: 80 feet from OHWM

Max. Walkway Width: 4 feet

EI Dimensions: 26 feet long and 6 feet wide

Authority: Land Use Code 20.25E

Reviewer: David Pyle, Land Use

2. **State and Federal Permits Required:** Prior to the issuance of the required building permit, the applicant shall produce evidence of receipt of required state and federal permits for the proposed pier.

Authority: Land Use Code 20.30R.155

Reviewer: David Pyle, Land Use

3. **Construction Stormwater Pollution Prevention Plan:** To ensure federal and state water quality and effluent standards are met, and Shoreline Overlay District comply with the provision of Chapter 23.76 BCC, a Construction Stormwater Pollution Prevention Plan is required to be submitted for review and approval as part of the building permit.

Authority: Bellevue City Code 23.76

Reviewer: Savina Uzunow, Clearing & Grading

4. **Lake Sammamish Allowed In-Water Work Windows:** To protect habitat associated with migrating anadromous fish within Lake Washington, the pier replacement approved by this permit shall only be allowed to occur between the following dates: **July 16 – December 31**. Any deviation from this approved schedule must be approved in writing from the Washington Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160
Reviewer: David Pyle, Land Use

5. **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: David Pyle, Land Use

6. **Sewer Main Location:** The public sewer main shall be shown on all demolition and construction plans. The plans shall note that the sewer main is "as located by COB waste water crew" and the date that the location was done.

Authority: Sanitary Sewer Engineering Standards
Reviewer: Lori Santo, Utilities Department

7. **Construction Setback from Sewer:** Construction is not permitted within 5' of the sewer main on the site. All equipment, barges, and anchors must be kept away from the sewer main during construction.

Authority: Sanitary Sewer Engineering Standards
Reviewer: Lori Santo, Utilities Department

8. **Mitigation Monitoring Plan:** As mitigation for disturbance associated with proposed pier, the applicant shall establish native vegetation in compliance with the planting plan in Attachment B. As part of the building permit the application shall include a monitoring and reporting plan that describes the performance standards related to plant establishment.

Authority: Land Use Code 20.25E.080.N
Reviewer: David Pyle, Land Use

9. **Land Use Inspection:** To ensure planting plan has been installed in accordance with approved plans (see Attachment B) the applicant must call for and obtain an inspection from a Land Use Planner from the City of Bellevue, following installation of vegetation. This inspection is listed as a #600 land use inspection on the approved building permit.

Authority: Land Use Code 20.25E.080.B
Reviewer: David Pyle, Land Use