



Submittal Requirements

1/1/2016

CRITICAL AREAS LAND USE PERMIT

Critical Areas Land Use Permit: Authorization to disturb, develop or otherwise modify a critical area, critical area buffer, or critical area structure setback as allowed under prescribed standards outlined in *Land Use Code* section 20.25H. Includes applications for reasonable use or for uses or development otherwise allowed in critical areas.
(LO)

Critical Areas Land Use Permit With Critical Areas Report: Authorization to disturb, develop or otherwise modify a critical area, critical area buffer, or critical area structure setback using the critical areas report process.
(LO)

| | | |
|---|--|---|
| Site Address: _____ | | Date: _____ |
| FOR OFFICE USE ONLY: This section to be completed prior to application submittal by the planner in the Development Services. | | |
| Planner: _____ <input type="checkbox"/> Allowed use or development <input type="checkbox"/> Structure setback modification <input type="checkbox"/> Critical area buffer averaging <input type="checkbox"/> Modification of critical area, critical area buffer, or critical area structure setback via Critical Areas Report <input type="checkbox"/> Modification of performance standards for habitat for species of local importance via Critical Areas Report <input type="checkbox"/> Reasonable use Comments: _____ | <input type="checkbox"/> Stream <input type="checkbox"/> Wetland <input type="checkbox"/> Geologic Hazard Area <input type="checkbox"/> Area of Special Flood Hazard <input type="checkbox"/> Habitat Associated with Species of Local Importance <input type="checkbox"/> Critical Areas offsite within 100 feet <input type="checkbox"/> Shoreline | <i>Check below if applicable:</i> <input type="checkbox"/> SEPA Review <input type="checkbox"/> Includes Shoreline Permit |

To submit your application online use www.mybuildingpermit.com.

If you are applying in person at City Hall, submit the number of copies specified below for your application type.

| Initial for waiver by City of Bellevue Planner | Critical Areas Land Use Permit | Critical Areas Land Use Permit With Critical Areas Report |
|---|--------------------------------|---|
| This Chart | 1 | 1 |
| Application | 1 | 1 |
| "Bill To" Form | 1 | 1 |
| Boundary & Topographic Survey | 2 | 2 |
| Site Plan B Including Delineated Critical Areas, Critical Areas Buffers, Critical Areas Structure Setbacks, and Complete Tree Inventory, and Flood Plain Base Flood Elevation | 2 | 2 |
| Narrative Description (See Footnote A) | 2 | |
| Critical Areas Report (Includes Narrative Description – See Footnote A) | | 2 |

| | Critical Areas Land Use Permit | Critical Areas Land Use Permit With Critical Areas Report |
|--|--|---|
| Geotechnical Study | 2 | 2 |
| Wetland Study | 2 | 2 |
| Wetland Rating Forms | 2 | 2 |
| Stream Study | 2 | 2 |
| Vegetation Management Plan | 2 | 2 |
| Habitat Assessment | 2 | 2 |
| Mitigation, Restoration, or Enhancement Plan | 2 | 2 |
| Electronic Documents on CD | 1 | 1 |
| Environmental Checklist | 2 | 2 |
| Other Requirements | Information submitted in support of modification of a critical area, buffer, setback or performance standard may be subject to confirmation by the City at additional cost to the applicant. Landscape Installation and Maintenance Assurance Device may be required as part of underlying permit approval. | |
| Fees | Permit Processing provides current fee information (425-452-4898). Fees are due at submittal; additional fees may be due in monthly billings. | |

Footnotes

- ^A Provide a narrative describing the project that includes the following (all are required unless not applicable and waived by an Environmental Planner):
- A description of the project site, including landscape features, existing development, and site history as applicable.
 - A description of how the design constitutes the minimum necessary impact to the critical area.
 - A description of why there is no feasible alternative with less impact to the critical area, critical area buffer, or critical area structure setback.
 - A description of alternatives considered and why the alternative selected is preferred.
 - A summary of how the proposal meets each of the decision criteria contained in *Land Use Code* Section 20.30P.
 - A summary of how the proposal meets each of the criteria and performance standards contained in *Land Use Code* Section 20.25H associated with the critical area you are modifying.
 - A summary of how the proposal meets each of the criteria contained in *Land Use Code* Section 20.25H.230 as required for applications proposing a modification through the use the Critical Areas Report process.

Please Note

The property owner bears the responsibility for the accuracy and completeness of all information provided with or affecting the application submittal.

If the property contains or is adjacent to Critical Areas: streams, wetlands, geohazard areas, floodplains, lakes, ponds, or other water resources, and coal mine hazard areas, additional information may be required.

Critical area information may be subject to confirmation by the City at **additional cost** to the applicant. See a planner for details.

The city may require additional information as needed. If you have any questions concerning your application submittal, visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 a.m. to 4 p.m.).

The city will provide reasonable assistance with physical access, communication, or other needs related to a disability. Assistance for the hearing impaired: Dial 711.

Fees

Fees are based on the published hourly rate and fee schedule adopted at the time of application submittal. Application submittal requires a minimum fee deposit. Billing is based on time spent in review of and in response to the applicant request and is reflective of the quality of the application submittal items.