



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

Proposal Name: Olson & Johnson Conservation Short Plat

Proposal Address: 1401, 1405, 1416, and 1422 West Lake Sammamish Parkway SE

Proposal Description: Subdivide 4 parcels totaling 3.35 acres in the R-3.5 land use district into 8 single family lots. The site contains a steep slope, with associated buffers, and a type N stream with associated buffers. The site is to be developed as a conservation short plat because of the presence of critical areas. The proposal includes a critical area report with a request to reduce steep slope critical area and buffer; and type N stream primary buffer and structure setbacks.

File Number: 07-104174-LN

Applicant: Gary Johnson

Decisions Included: Administrative Decision for a Preliminary Conservation Short Plat and Critical Areas Land Use Permit through Process II, Land Use Code 20.45B and 20.30P.

Planner: **Drew Folsom** , Assistant Planner

State Environmental Policy Act
Threshold Determination: Determination of Non-Significance

Carol V. Helland

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: *Carol V. Helland*

Carol V. Helland, Land Use Director

Application Date: March 5, 2007
Notice of Application Publication Date: May 3, 2007
Decision Publication Date: May 7, 2009
Project/SEPA Appeal Deadline: May 21, 2009

For information on how to appeal a proposal, visit Development Services Center 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's Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. Description of Proposal

The applicant proposes to short plat 4 parcels totaling 3.35 acres in the R-3.5 land use district into 8 single family lots. The proposal requires review as a Conservation Subdivision under LUC Section 20.45B.055 due to the presence of on-site and off-site critical areas. The parcels are located at 1401, 1405, 1416, and 1422 W. Lake Sammamish Pkwy SE and contain one single family home and a detached garage. The northernmost parcel is a critical area with a sloped ravine that contains an intermittent type N stream that enters a large-diameter culvert under West Lake Sammamish Parkway. The proposal includes a critical area report with a request to reduce steep slope critical area and buffer; and type N stream primary buffer and structure setbacks. The critical area report proposes to remove a total of 10,686 square feet of critical area and overlapping top of steep slope buffer, stream buffer, and stream structure setback buffer from critical area status. The remaining critical areas and buffers will be placed in two Native Growth Protection Area (NGPA) tracts. As mitigation the report proposes additional area adjacent to lots 3 and 4 to be added to the NGPA tract and the creation of Native Growth Protection Easement (NGPE) located along the south side of lots 3, 4, and 5. These areas and the remaining NGPA tracts will be replanted with native vegetation typical to the project site, and enhanced with snags and stumps in various stages of decay as well as bat and bird boxes.

The site contains 304 significant trees which may provide habitat for some species of local importance. The applicant is proposing to save 149 trees, including all of the trees within the northern area of the property. This 56,238 square foot area is labeled Tract A on the proposal will be placed within a native growth protection area which contains the type N stream and provides connectivity to the off-site critical areas.

The existing home located on Lot 8 of the proposal will remain. The existing garage located on proposed lot 1 will be removed or converted to a single family residence.

II. Site Description and Context

Site Characteristics

The sites are located in a community of single family residential homes in the Southeast Bellevue Subarea of the Comprehensive Plan. Access to the site is gained via Lake Sammamish Parkway SE. The northernmost parcel is a sloped ravine that contains an intermittent type N stream and critical slope. The north central parcel is occupied by an existing house located at the western edge of the parcel. The parcel slopes downhill from the house to the access road. The area between the house and the road is sloping lawn. The south central parcel has a large garage and storage area. In the easternmost portion of the parcel, the buffer between the garage and Lake Sammamish Parkway SE contains a critical area (steep slope) vegetated with deciduous and coniferous trees and shrubs. The remainder of the south central parcel is native trees and shrubs dominated by Douglas fir, madrone, and salaal. The southernmost parcel is densely vegetated with Douglas fir, Pacific madrone, and salaal. The project site is bordered to the west by City of Bellevue owned open space (Weowna Park), on the north by one single-family house and adjacent forested area, on the south by a cluster housing development of single family homes, and on the east by West Lake Sammamish Parkway SE and additional single-family homes bordering Lake Sammamish.

Site Design

This proposal would create 8 single family parcels. Storm water runoff from the site will be collected and tight-lined to a detention vault located in a separate tract. The onsite system discharge into the existing City of Bellevue conveyance system within Lake Sammamish Parkway SE. Access for Olson Johnson short plat shall be provided by an existing private driveway connecting to Lake Sammamish Parkway SE. This driveway will be improved to a 20-foot wide private road with curb and gutter.

As part of the proposal 10,686 square feet of the stream buffer and critical slope buffer will be modified. The stream buffer modification will be approximately 2,048 square feet in area. This modification is in an area that contains minimal vegetation and is predominately covered by the existing driveway, associated rockery and lawn. This area will be modified to provide access and utilities to the site.

For the remaining critical area and buffers the proposal would create 2 separate tracts of 56,232 and 4,119 square feet designated as Native Growth Protection Areas (NGPA's). The NGPA will contain all onsite critical areas, including the modified slope and stream buffers. In addition, an NGPE of 4,071 square feet will be located along the southern edge of Lots 3-5.

Critical Areas

Steep Slope Critical Areas: Portions of this site contain slopes that meet the definition of steep slope critical areas as identified in LUC 20.25H.120.2. The applicant has completed a topographical survey of the site identifying the limits of the critical slopes and has provided a site plan that delineates the areas of steep slopes. Modification of Steep Slope critical areas are discussed in the Critical Areas section III below:

Steep Slope Critical Area Buffers: Steep slope critical areas are protected under LUC 20.25H.120.B through the application of a top of slope buffer. In this case, the subject site contains a steep slope critical area within the eastern and northern portions of the site. Modification of the slope buffers are discussed in the Critical Areas section III below:

Stream Critical Area Buffers: Type N streams on developed sites are subject to a 25-foot stream critical area buffer. The applicant has provided a site plan that identifies the top-of-bank for the off-site type N stream and has identified the required 25-foot stream buffer. A modification of the stream buffer is discussed in the Critical Areas section III below:

Stream Buffer Structure Setbacks: In addition to the required 25-foot stream critical area buffer previously identified, Type N streams on developed sites are subject to a restricted 25-foot structure setback that is measured from the edge of the identified buffer. A modification of the stream buffer setback is discussed in the Critical Areas section III below:

Habitat Associated with Species of Local Importance LUC 20.25H.150.A

Habitat associated with species of local importance is protected by the City of Bellevue Land Use Code section 20.25H.150. When habitat associated with a listed species (listed in the City's Land Use Code) is present, specific performance standards must be followed as identified in LUC 20.25H.160.

Talasea Consultants, Inc. completed a detailed habitat assessment (*see Habitat Assessment And Mitigation Report June 10, 2008*) for the site that included literature and a detailed site review. **See Section VIII for a related condition of approval**

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

Special District Requirements (Critical Area Overlay District LUC. 20.25H)

Bellevue's Land Use Code (LUC) Section 20.25H designates 40% slopes, the associated 50-foot buffer, and type N streams and the 25-foot stream buffer, as critical areas. Section 20.25H.075 also designates an additional 25-foot stream structure setback.

Land Use Code 20.25H.230 Critical Area Report. A Critical Area Report is a mechanism by which certain requirements of LUC 20.25H, LUC 20.25E as set forth in that part, and the impervious surface standards set forth in LUC 20.20.010 may be modified for a specific proposal.

Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. Where the proposal involves restoration of degraded conditions in exchange for a reduction in regulated critical area buffer on a site, the critical areas report must demonstrate a net increase in certain critical area functions.

Finding: The applicant has demonstrated that the critical area functions and values will be improved over existing conditions per the critical area report submitted by Talasaea Consultants, Inc. and the Geotechnical Report submitted by Terra Associates, Inc.. The report seeks to modify a top of steep slope, steep slope buffer, stream buffer, and stream structure setback buffer within areas totaling 10,626 square feet.

The areas to be modified are labeled A,B, and C on Sheet 1 (Preliminary Conservation Short Plat).

Area A consists of approximately 500 square feet of steep slope and 4,600 square feet of steep slope buffer bordering Lake Sammamish Parkway SE. The slope and steep slope buffer will be removed to permit access, and install utility infrastructure for the proposal. Also included in this area is a reduction of slope buffer to 25 feet along the eastern edge of Lots 1 and 2.

Area B contains 2,048 square feet of steep slopes and stream buffers. This area contains minimal vegetation and is predominately covered by the existing driveway, associated rockery and lawn. This area will be modified to provide access and utilities to the site.

Area C contains 3,027 square feet of steep slope critical area buffer. This area is predominately lawn and impervious decking.

As mitigation for the modified Critical Areas the applicant proposes to increase and revegetate the Northern NGPA tract. The proposal will also create a 4,071 square foot Native Growth Protection Easement along the southern edge of Lots 3-5. Both areas will be extensively replanted with native vegetation per the planting plan as detailed on sheet H2.0. The habitat area will incorporate management from WDFW for pileated woodpecker and bald eagle habitat. The mitigation plan is designed to maximize potential habitat and incorporate habitat features such as swift and bat boxes.

See Section VIII for related conditions of approval

Special requirements for Short plats with critical areas or critical area buffers.

A. Density Calculation

LUC 20.25H.045.B requires that proposals to subdivide property within the Critical Areas Overlay District calculate allowed density (dwelling units per acre) after deducting the total critical area and critical area buffer. The maximum density allowed for a site in the Critical Areas Overlay District is equal to the number of dwelling units per acre as specified in LUC 20.20.010, times the buildable area in acres, plus the dwelling units per acre times the total area of critical area and critical area buffer in acres times the development factor derived from LUC 20.25H.045.D. To calculate density, the following calculation is required:

$[(DU/acre)(Buildable\ area\ in\ acres) + (DU/acre)(Total\ critical\ area\ and\ critical\ area\ buffer\ in\ acres)(Development\ factor)] = Maximum\ dwelling\ unit\ potential$

This is a proposal to short plat 4 parcels totaling 3.35 acres in the R-3.5 land use district into 8 single family lots. The site contains a total of 1.84 acres of critical area and critical area buffer and contains a total of 1.51 acres of buildable area. The following is the density calculation for this property:

$[(3.5)(1.51)+(3.5)(1.84)(.45)]=8.18$

$8.18/1=8.18 - Allowed\ Density$

The maximum number of dwelling units for this site is eight. The proposal to divide the properties into eight lots is in compliance with the requirements of the Critical Areas Overlay District.

B. Conservation Short Subdivision.

- 1) A conservation short plat is required for residential short subdivisions within the Critical Areas Overlay district when:
 - a) The amount of critical area and critical area buffer on the site totals at least one acre; or
 - b) The site abuts a known salmon-bearing stream; or
 - c) The critical area or critical area buffer on the site abuts a critical area or critical area buffer on another site, or a site owned or managed by the City or other public agency for open space or park uses.

Finding: The proposed short plat contains critical area and critical area buffers totaling 1.84 acres and is required to be processed as a conservation short subdivision.

- 2) Tracts Required. The property owner receiving approval of a residential short subdivision shall delineate the critical areas and critical area buffers and set aside such areas in separate tracts, designated as Native Growth Protection Area (s) (NGPA) on the face of the final short plat.

Finding: The applicant will designate two NGPA tracts totaling 60,357 square feet containing all critical areas and remaining critical area buffers unmodified by the critical areas report. See Section VIII of this report for related Conditions of Approval.

- 3) Dimensional Standards per LUC 20.20.010 and Modification per LUC 20.45B.055.C.3:

BASIC INFORMATION		
Zoning District	R-3.5 (Single Family Residential 5 dwellings units per acre)	
Gross Site Area	3.35 acres	
Critical Area	This site contains 60,357 square feet (.09) of critical area and or critical area buffer	
ITEM	REQ'D/ALLOWED	PROPOSED
Dwelling Units/Acre	4.55 DU/Acre	4 DU/Acre
Minimum Lot Area modified with a Conservation Subdivision	6,500 sq. ft.(under conservation short plat)	6,715sq. ft. – 11,335 sq. ft.
Minimum Lot Width	70 ft.	Minimum Proposed – 66.5 ft.
Minimum Lot Depth	80 ft.	80 feet
Building Setbacks modified with a Conservation Subdivision		
Front Yard	10 ft.	10 ft.
Rear Yard	15 ft.	15 ft.
Min. Side Yard	5 ft.	5 ft.
2 Side Yard	10 ft.	10 ft.
Access Easement	10 ft.	10 ft.
Tree Retention	15% of existing DBH inches	41% or 1329 diameter inches

4) Site Design:

- a) Roads must be designed parallel to contours with consideration to maintaining consolidated areas of natural topography and vegetation. Access must be located in the least sensitive area feasible; and
- b) Change in grade, cleared area and volume of cut or fill on the site must be minimized; and
- c) Utilities and other facilities should be located to utilize common corridors wherever possible; and
- d) Each lot with slopes in excess of 25 percent shall demonstrate provision for feasible driveway access to a future residence not to exceed 15 percent or provide for meeting emergency access and fire protection by other means allowed by applicable codes, and shall demonstrate feasibility of construction of a residence on the lot through a design consistent with the standards of this code. Shared driveway access and private roads should be utilized where significant reduction of grading can be accomplished compared to separate driveway access for each individual lot.

Finding: The short plat access road is located along the southern half of the proposed subdivision. The majority of this area is located outside the critical area and critical area buffers. To gain access to the site the existing driveway will need to be modified and enlarged, in this area critical slope and stream buffer will be disturbed along the eastern edge of the property. Utilities will have a consolidated location in the joint ingress/egress and utility easement where feasible. Development is in areas which avoid the steepest portions of the property and grade changes associated with the proposal will be minimized to those necessary to gain access to the site.

The proposed lots have been consolidated in the least sensitive portions of the site to avoid impacts to the type N stream and steep slopes located in the northern area of the property. The average lot size of the proposed short plat is approximately 9,700 square feet. Included in the lot size calculation is approximately 14,000 square feet of access easement and a 3,807 square foot NGPE. When these areas are not included the average lot area is approximately 7,400 square feet which is consistent with the site design standards of the conservation short plat.

See Section VIII for a related condition of approval

Performance Standards

LUC Section 20.25H.125 Performance Standards – Steep Slopes. In addition to generally applicable performance standards, development within a 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 requirements for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

- a. **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;**

Finding: The proposed development is being located in areas with the least amount of slope. Alteration to the natural contours of the site will be limited to the minimum necessary to provide access and utilities to the proposal.

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

Finding: Disturbance of the most critical areas of the site, containing the type N stream buffer and steep slope will be minimized to areas providing access and utility infrastructure to the site. The most critical portion of the site containing the type N stream will be placed in a 56,232 square foot NGPA.

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

Finding: As demonstrated in the supporting geotechnical documentation, the proposal will not result in a greater risk or a need for increase buffers on neighboring properties as a result of the proposed development.

- d. **The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where grades slopes would result in increased disturbance as compared to use of retaining wall;**

Finding: Rockeries will be used when possible to avoid excessive grading, such as the one proposed along the northern edge of access easement.

- e. **Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer.**

Finding: Only minimal impervious surface necessary for access will be located within the modified critical area buffer.

- f. **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.**

Finding: Change in grade outside the building footprint is limited to that necessary to install access to the site. All new homes associated with the project will be subject to the performance standards of LUC 20.20.460.E- Impervious Surface.

- g. **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;

Finding: Homes will be required to meet the performance standards of 20.20.460E which will minimize topographic modifications.

- h. 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;**

Finding: This proposal does not include construction on slopes in excess of 40 percent. All future development on the sites will require tiered foundations with earth retention incorporated into the structure where feasible..

- i. 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**

Finding: This proposal does not include construction on slopes in excess of 40 percent.

- j. 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 applicant has provided a site restoration plan that will be required as a condition of approval of this permit.

See Section VIII of this report for related Conditions of Approval.

IV. 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 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

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management

practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the type N stream. See Section VIII for related conditions of approval.

B. Animals

The project site is part of a larger natural area that contains quality habitat for birds and mammals. The mature vegetation on the site could provide potential habitat to bald eagles and pileated woodpeckers who are known to be in the vicinity. The applicant is required to implement the required performance standards identified by WDFW for these species. These impacts will be minimized by the creation of two Native Growth Protection Area tracts and the habitat mitigation plan. See Section VIII for related conditions of approval.

C. Plants

Mitigation for temporary and permanent disturbance will be approved pursuant to the approved re-vegetation and monitoring plan. See Section VIII for related conditions of approval.

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 noise related to construction and noise levels. See Section VIII for a related condition of approval

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Utility review has been on a conceptual basis only, consequently there are no implied approvals of the engineering specifications for the water, sewer and storm drainage components of the project. Engineering review of the water, sewer and storm drainage infrastructure will be performed under the Utility Developer Extension Agreements, and will coincide with the clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities.

Storm Drainage

Storm water detention and water quality treatment for nutrient and conventional pollutants will be provided. The detention and water quality facility will connect to an existing conveyance system near the southeast corner of the property, travel approximately 560' south, then head east under West Lake Sammamish Parkway and ultimately flow into the lake.

Water

Water main will be extended across West Lake Sammamish Parkway to service the site.

Sewer

The City of Bellevue has adequate sewer capacity for the proposed short plat.

See Section VIII of this report for Utilities Department related Conditions of Approval.

B. Fire Department Review

The City of Bellevue Fire Department has reviewed the proposal for compliance with the Fire development codes and standards. As proposed, the Fire Department has no concerns with the project. As proposed the site development plans for this decision generally conform to Fire Code requirements. However, there are a number of conditions that must be met prior to issuance of building permits. Any future proposed single family development must comply with the City's Fire Code requirements. Automatic fire sprinklers may be required in the home depending on the gross square footage and the available fire flow. See Section VIII of this report for Fire Department related Conditions of Approval.

C. Transportation Review:

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new house will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the city council. Builders will pay the fee in effect at the time of building permit issuance.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Street Frontage Improvements

Transportation Planning Staff have requested that no frontage improvements be constructed by the applicant at this time. This is due to the fact that staff are currently analyzing West Lake Sammamish Parkway SE for needed transportation improvements with a final design / alignment years away. The preliminary analysis show that there is sufficient right-of-way to accommodate planned improvements adjacent to the project site but a construction easement may be needed to stage construction activity by the City. There is a possibility that some of the sloped area may be replaced with a retaining wall. Therefore, in lieu of

frontage construction by the applicant, the Transportation Department will require a 20 foot construction easement extending into the project site as well as an agreement to allow a retaining wall in the area if needed.

The applicant is required to install a driveway approach per DEV-7B (Residential or Commercial Driveway Approach Where No Curb-Gutter Exists) off of West Lake Sammamish Parkway SE.

The applicant is required to relocate an existing power pole near the access location to 10 feet beyond its edge.

The applicant is required to install appropriate signing for private street identification.

The applicant is required to re-grade an existing rockery to meet the requirements of Sight Distance Code (14.60.240).

The applicant is required to install a street light to enhance safety at the access location.

Site Access

Access to all lots within this short plat will be from a private road connecting directly to West Lake Sammamish Parkway SE. The private road will have a minimum width of 20 feet with vertical curbing on both sides. The private road will be named SE 14th Place. The applicant will be responsible for installing appropriate signing to identify the access road. All lots within the short plat will be addressed off of SE 14th Place.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Adjacent to the development site West Lake Sammamish Parkway SE is classified as an "Overlay Required Street". Therefore, minimum pavement restoration shall extend to 50 feet beyond each edge of the street cut for the full width of the street. The Transportation Inspector reserves the right to amend pavement restoration requirements at any time during the construction phase for this project. (Actual pavement restoration requirements will be specified in the Right of Way Permit issued for this short plat).

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours.

The Olson and Johnson Short Plat will create 7 new p.m. peak hour trips and therefore will not require concurrency testing (30 or more new p.m. peak hour trips triggers concurrency testing).

Appropriate sight distance shall be provided at the access location off of West Lake Sammamish Parkway SE. Existing vegetation, rockeries, topography, may have to be removed, re-graded or removed to provide adequate sight distance per City Code.

The internal private road shall be constructed with concrete to provide a rough finish. This will enhance safety during bad weather events.

A guard rail analysis will be performed by the applicant to ensure that the private road meets WSDOT standards.

See Section VIII of this report for Transportation Department related Conditions of Approval.

VI. PUBLIC NOTICE AND COMMUNITY INPUT

<i>Application Date:</i>	March 5, 2007
<i>Public Notice (500 feet):</i>	May 3, 2007 (Includes sign installation at the site)
<i>Minimum Comment Period:</i>	May 17, 2007

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *Seattle Times* on May 3, 2007. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day. Public comments were received regarding the type N stream, storm water drainage runoff, and work within 200 feet of Lake Sammamish. These comments are addressed below:

1. Public comment raising concern over the classification of the type N stream and work within 200 feet of the stream:

City's Response The type N status of the stream was established through a Wetland/Streams report dated August 15, 2006. Along with the report the site was visited several times by staff. The stream is a seasonal stream with no evidence or observed presence of fish. The stream in question does not appear in any King county reports or in any City of Bellevue maps or stream inventory.

Work within 200 feet of the stream includes the improvement of the existing access easement, the installation of the utilities and the stormwater vault, and the potential development of Lot 1. The proposal also includes extensive mitigation and replanting within 200 feet of the stream. No disturbance within 50 feet of the stream is proposed and the vast majority of the project takes place beyond 200 feet of the stream.

See Section VIII of this report for related Conditions of Approval.

2. Public comment regarding storm water runoff

City's Response Storm runoff from the impervious surface that will be created through the development will be collected in a detention system. The detention and water quality facility will then be connected to an existing conveyance system within the right of way of Lake Sammamish Pkwy SE that flows to Lake Sammamish.

See Section VIII of this report for related Conditions of Approval.

VII. Decision Criteria:

20.25H.145 Critical areas report – Geological Hazards – Approval of modification – Decision Criteria

Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

- a. **Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;**

Finding: The critical area report demonstrates the project will not increase the threat of a geological hazard as stated in the geotechnical report prepared by Terra Associates, Inc. dated August 14, 2006 and subsequent report dated May 12, 2008. The enhancement by planting of native trees and associated native shrub and ground cover on the property in exchange for reducing the slope buffer will increase the overall critical area function.

- b. **Will not adversely impact other critical areas;**

Finding: The proposal will not adversely impact other critical areas such as the remaining steep slopes and the stream critical area buffer. The critical area report demonstrates the project will lead to a likely increase in slope stability due to the replanting of the buffer with native vegetation.

- c. **Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;**

Finding: The design of the short plat and re-vegetation of the remaining buffer will lead to an improvement in site stability per the geotechnical report prepared by Terra Associates, Inc. dated August 14, 2006 and subsequent report dated May 12, 2008.

- d. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;**

Finding: The project and proposed reduction of critical area buffer and critical areas structural setback is certified as safe as designed and installed under anticipated conditions per page 5 of the geotechnical report prepared Terra Associates, Inc. dated May 12, 2007.

- e. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;**

Finding: A geotechnical report prepared by Terra Associates, Inc. dated August 14, 2006 and subsequent report dated May 12, 2008 was provided stating the modification will not adversely impact the stability of any adjacent slopes, and will not impact stability of any existing structures. This report complies with the requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements.

- f. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and**

Finding: The proposed modification will be required to comply with the best management practices and construction techniques recommended by Terra Associates, Inc. dated August 14, 2006 and subsequent report dated May 12, 2008. As part of the approval of the clear and grade permit associated with the project, there will be a requirement for the project's geotechnical engineer or his representative to be onsite during critical earthwork operations. See Section VIII of this report for a related Condition of Approval.

- g. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.**

Finding: The proposed modification does not significantly impact habitat associated with species of local importance. The existing vegetation in the proposed area of disturbance is minimal, mainly consisting of lawn, gravel and pavement. As mitigation for the modified Critical Areas the applicant proposes to increase and revegetate the Northern NGPA tract. The proposal will also create a 4,071 square foot Native Growth Protection Easement along the southern edge

of Lots 3-5. Both areas will be extensively replanted with native vegetation per the planting plan as detailed on sheet H2.0. The habitat area will incorporate management from WDFW for pileated woodpecker and bald eagle habitat. The mitigation plan is designed to maximize potential habitat and incorporate habitat features such as swift and bat boxes. See Section VIII of this report for a related Condition of Approval.

20.25H.255 Proposals to Reduce Regulated Critical Area Buffer - Decision Criteria

The critical areas report proposes to remove 10,686 square feet of steep slope, top of steep slope buffer, stream riparian buffer, and stream riparian structure setback buffer from critical area status.

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

- a. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

Finding: The total reduced area to be removed to be critical area buffer and structure setbacks is 10,686 square feet. The critical area report demonstrates the critical area functions and values will be improved effectively per the Habitat Assessment and Mitigation Report submitted by Talasea Consultants, Inc..

As mitigation for the modified Critical Areas the applicant proposes to increase and revegetate the Northern NGPA tract. The proposal will also create a 4,071 square foot Native Growth Protection Easement along the southern edge of Lots 3-5. Both areas will be extensively replanted with native vegetation per the planting plan as detailed on sheet H2.0. The habitat area will incorporate management from WDFW for pileated woodpecker and bald eagle habitat. The mitigation plan is designed to maximize potential habitat and incorporate habitat features such as swift and bat boxes. See Section VIII of this report for a related Condition of Approval.

- b. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

Finding: As mitigation for the modified Critical Areas the applicant proposes to increase and revegetate the Northern NGPA tract. The proposal will also create a 4,071 square foot Native Growth Protection Easement along the southern edge of Lots 3-5. Both areas will be extensively replanted with native vegetation per the planting plan as detailed on sheet H2.0. The habitat area will incorporate management from WDFW for pileated woodpecker and bald eagle habitat. The mitigation plan is designed to maximize potential habitat and incorporate habitat features such as swift and bat boxes.

The area to be replanted is existing and enlarged buffer bordering the most important critical area located on site which contains the type N stream and provides connectivity to the off-site critical areas See Section VIII of this report for a related Condition of Approval.

- c. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

Finding: The proposal includes plans for restoration of degraded critical area buffer functions which per the critical area report demonstrate a net gain in overall critical area or critical area buffer functions. The retention of significant trees in the NGPE and planting of the modified NGPA with native vegetation and along with the required storm detention system will improve drainage and water quality. See Section VIII of this report for related Conditions of Approval

- d. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

Finding: An assurance device in the amount of 150 percent of the cost of materials and installation labor for preparing and planting the site per the revegetation plan will be required. See Conditions of Approval in Section VIII of this report regarding the required restoration plan and installation and maintenance security.

- e. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

Finding: The proposal will not be detrimental to the slope and stream buffer As stated in the critical area report, dated June 10, 2008 revising the buffers and planting of native trees, native shrub and ground cover and retaining additional trees within the NGPA and the NGPE along the southern edge of the property will increase the critical area function by improving habitat and drainage water quality.

- f. The resulting development is compatible with other uses and development in the same land use district.**

Finding: The proposal is compatible with other uses in the area. The properties in the area are developed with residential uses.

LUC 20.30P.140 Critical Areas Land Use Permit - Decision Criteria

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

a. The proposal obtains all other permits required by the Land Use Code; and

Finding: The applicant will be required to obtain all necessary permits related to the subdivision.

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

Finding: The applicant will adhere to all applicable performance standards of the Land Use Code.

c. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;

Finding: Future development of the short plat and single family homes will be required to meet the performance standards of LUC Section 20.25H.125 for development within a steep slope critical area or the critical area buffer. This requirement is further discussed in section III.

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

Finding: The site is adequately served by existing public facilities and vehicular access will be designed to meet city standards for emergency access.

e. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The applicant will be required to implement the Habitat Assessment and Mitigation Plan prepared by Talasaea Consultants, Inc. dated January 22, 2009 as a condition of approval of this permit. See Conditions of Approval in Section VIII of this report

f. The proposal complies with other applicable requirements of this code.

Finding: As conditioned and discussed in this report, the proposal complies with all applicable code requirements including, but not limited to, performance standards for development in geologic hazard areas, critical area report requirements, and Critical Areas Land Use Permit decision criteria.

20.45B.130 Preliminary Short Plat – Decision Criteria

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. **The Preliminary Short 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.**

Finding: City codes ensure public health, safety and general welfare through development code requirements. As discussed in sections II and IV of this report, the proposed short plat is consistent with City Codes and Standards. The site is accessed via Lk Sammamish Pkwy SE. Existing public roads as well as public water and sewer facilities have been deemed adequate to serve the proposed development. See Section VIII of this report for related Conditions of Approval.

2. **The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: The preliminary short plat considers the physical characteristics of the site by protecting critical areas and establishing two Native Growth Protection Areas and NGPE to protect critical features within the site. Adequate habitat will be provided within the NGPA's. Particularly the northern NGPA which is located adjacent to neighboring critical areas and forested areas and has several significant mature trees and a type N stream.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Development Standards

Finding: The proposal complies with the Land Use Code requirements for R-3.5 zoning pursuant to the modifications allowed under a Conservation Subdivision, the Utility Code, and applicable City of Bellevue Development Standards.

Land Use Code Requirements

- A. **Dimensional Requirements:** The site is currently zoned single-family R-3.5 which has a minimum lot size requirement of 6,500 square feet. The dimensional requirements for conservation short plats within the R-3.5 zoning district include:

10'	Front Yard Setback
15'	Rear Yard Setback
5'	Side Yard Setback
10'	Two Side Yard Setback

30'	Maximum Building Height
*%	Maximum Lot Coverage by Structure
**%	Impervious Surface
70'	Minimum Lot Width
80'	Minimum Lot Depth

* Maximum Lot coverage for each lot is determined by multiplying the maximum lot coverage in the underlying land Use district by the lot coverage factor. See Section VIII of this report for related Conditions of Approval.

** Impervious Surface for the subdivision considered on the whole shall not exceed 50 percent based on the total lot size. The final short plat shall designate the allowed impervious surface for each separate lot. See Section VIII of this report for related Conditions of Approval.

- B. Significant Tree Preservation:** The tree preservation requirements under LUC Section 20.20.520 to save 15 percent of significant trees on the site apply to this proposal. The current condition of this developed site includes a total of 3,283 diameter inches. Site improvements proposed as part of this short subdivision include the installation of required utility lines and the installation of an access easement. The applicant has identified several trees (equal to 1,349 diameter inches, or 41% retention) on the site that will be preserved. A tree retention plan has been submitted and indicates compliance with the City of Bellevue tree protection standards outlined in LUC 20.20.900.
- C. Critical Areas:** The site's critical areas will be protected through the establishment of NGPA's in accordance with LUC 20.25H.030.B and 20.30P. See conditions of approval in Section VIII.

Finding: All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-3.5 dimensional requirements pursuant to the modifications allowed under a Conservation Subdivision. The LUC includes a requirement for the calculation of density for lots that contain critical areas. Under these provisions, the subject site may be divided into four residential lots. This is discussed in more detail in section II.A of this report.

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Finding: The site is located within the Southeast Bellevue Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family R-3.5 development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea.

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-23). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3)

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

Finding: Each lot can reasonably be developed to current R-3.5 zoning standards and dimensional standards for the R-3.5 land use district pursuant to the modifications allowed under a Conservation Subdivision without requiring a variance. The proposed lots meet the minimum standards for lot width, lot depth, and lot area in the R-3.5 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance. See related conditions of approval in Section VIII.

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots. The final short plat application may be made through the Revision process for this permit. See related conditions of approval in Section VIII.

VII. Conclusion and Decision:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **approve** the Olson & Johnson Preliminary Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and .160.

VIII. Conditions of Approval:

The following conditions are 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:

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes – BCC Title 23	Build. Division, 425-452-6864
Fire Code – BCC 23.11	Adrian Jones, 452-452-6030
Land Use Code – BCC Title 20	Drew Folsom 452-452-4441
Noise Control – BCC 9.18	Drew Folsom 452-452-4441
Sign Code – BCC Title 22	Drew Folsom 452-452-4441
Transportation Development Code – BCC 14.60	Ray Godinez, 425-452-7915
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4294
Transportation Department Design Manual	Ray Godinez, 425-452-7915
Traffic Standards Code 14.10	Ray Godinez, 425-452-7915
Utility Code – BCC Title 24	Brad Ayers, 425-452-6054

A. GENERAL CONDITIONS

1. UTILITIES DEPARTMENT APPROVAL

Utility Department approval of the short plat application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06
REVIEWER: Brad Ayers, 452-6054, Utilities Department

2. DEVELOPER EXTENSION AGREEMENT

A Utility Developer Extension Agreement application is required for the engineering review and inspection of the water, sewer and storm drainage improvements per Utility Codes 24.02, 24.04 and 24.06. All design review, plan approval, and field inspection shall be performed under the Utility Developer Extension Agreement application. The Developer Extension Agreement booklets and submittal requirements are available from the Utility Representative at the Permit Center.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Brad Ayerst, Utilities Department

3. NOISE - CONSTRUCTION HOURS

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7am to 6 pm Monday through Saturday except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to PCD, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Drew Folsom, Planning and Community Development Department

4. TIME LIMITATION

This preliminary short plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of the preliminary short plat approval unless the applicant has received an extension for the preliminary short plat pursuant to Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code Section 20.45B.150; 20.45B.160

REVIEWER: Drew Folsom, Planning and Community Development Department

B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department (425) 452-4294

2. OFF-STREET PARKING

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department (425) 452-4294

3. ENGINEERING PLANS

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, the connection to West Lake Sammamish Parkway SE, pavement restoration in West Lake Sammamish Parkway SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual

REVIEWER: Ray Godinez, Transportation Department (425) 452-7915

4. SIGHT DISTANCE

To meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation, rockeries, and topography, may have to be removed, re-graded or removed to provide adequate sight distance near the access point on West Lake Sammamish Parkway SE. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. All work involving sight distance must be shown on the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Ray Godinez, Transportation Department, (425) 452-7915

5. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of West Lake Sammamish Parkway SE will require a full grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

Minimum pavement restoration shall extend to 50 feet beyond each edge of the street cut for the full width of the street. The Transportation Inspector reserves the right to amend pavement restoration requirements at any time during construction phase for this project. (Actual pavement restoration requirements will be specified in the Right of Way Permit issued for this short plat).

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21
REVIEWER: Tim Stever, Transportation Department (425) 452-4294

6. TREE PROTECTION

To mitigate adverse impacts to nondisturbed areas and trees to be retained during construction:

- a. Clearing limits shall be established at the limit of nondisturbed areas and for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
- b. No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Drew Folsom, Planning and Community Development Department

7. HABITAT ASSESSMENT AND MITIGATION PLAN

The Habitat Assessment and Mitigation Plan prepared by Talasaea Consultants, Inc. dated January 22, 2009 shall be submitted for review and approval by the City of Bellevue prior to issuance of building permit or clearing and grading permit. Any modifications to this plan must be reviewed and approved by the Planning and Community Development Department.

AUTHORITY: Land Use Code Section 20.25H.210
REVIEWER: Drew Folsom, Planning and Community Development Department

5. Automatic fire sprinklers may be required in the home depending on the gross square footage and the available fire flow. (IFC 508.3 & Appendix B)

8. FIRE ACCESS ROAD

Fire access roads shall be paved, with a minimum width of 20 feet posted and marked "Fire Lane-No Parking" per Fire Department Standards. The access road and all detention vaults and pipes located in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.

AUTHORITY: IFC 503, BFDDS, BDI, and BCC 5675
REVIEWER: Adrian Jones, Fire Department

9. FIRE HYDRANT

Provide fire hydrants at approved locations within 400 feet of non-sprinklered homes and 600 feet of sprinklered homes.

AUTHORITY: IFC 508.5 & BCC 5675
REVIEWER: Adrian Jones, Fire Department

10. WDFW HABITAT MANAGEMENT PERFORMANCE STANDARDS: Due to the documented presence of suitable habitat for pileated woodpecker and bald eagle, the applicant shall implement the required performance standards identified by WDFW for these species. Prior to building permit issuance, the applicant must review and sign the WDFW performance standards agreement and submit it to the City.

AUTHORITY: Land Use Code Section 20.25H.160
REVIEWER: Drew Folsom, Planning and Community Development Department

11. LANDSCAPE MAINTENANCE SECURITY

The applicant must submit a combined Landscape Installation and Maintenance Security in the amount of 150 percent of the costs of site restoration, including labor, materials. The security may be released after the vegetation has successfully been installed and maintained for a period of three years.

AUTHORITY: Land Use Code Section 20.25H.125.J and 20.25H.220.D
REVIEWER: Drew Folsom, Planning and Community Development Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. VARIANCE RESTRICTION

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

“Variance/ Restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Drew Folsom Planning and Community Development Department

2. AREAS OF NON-DISTURBANCE

Areas of non-disturbance shall be designated on the face of the Final Short Plat as separate Native Growth Protection Areas (NGPA's) and Native Growth Protection Area Easement (NGPE). The boundaries of the NGPA tracts and NGPE must be surveyed and fenced.

AUTHORITY: Land Use Code 20.45B.055.B.2

REVIEWER: Drew Folsom, Planning and Community Development Department

3a. TREE PRESERVATION PLAN

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final plat mylar. The Tree Preservation Plan must contain the following note:

"Tree Preservation Plan:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant."

3b. Tree tags shall be installed on each tree required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact (planner name) at (phone number/e-mail address) to schedule the tree tag inspection. Note: tree tags can be obtained from the land use planner.

AUTHORITY: Land Use Code 20.20.520.E

REVIEWER: Drew Folsom, Planning and Community Development Department

4. INFRASTRUCTURE IMPROVEMENTS

All transportation related improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the

Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

a) Site Specific Items:

- i) Installation of a driveway approach per DEV-7B (Residential or Commercial Driveway Approach Where No Curb-Gutter Exists).
- ii) Relocation of an existing power pole near the access location to 10 feet beyond its edge.
- iii) Installation of appropriate signing for private street identification.
- iv) Sight Distance work as mentioned previously in this report.
- v) Street light installation at the access location (this requirement may be waived dependent upon review during the clear and grade phase for this project).
- vi) Provide setbacks free of existing vegetation, trees, rockeries, etc. to accommodate the City's West Lake Sammamish Parkway SE improvements project.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of the access road shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490 Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ray Godinez, Transportation Department

5. ACCESS DESIGN AND MAINTENANCE

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130

REVIEWER: Ray Godinez, Transportation Department, (425) 452-7915

6. DEDICATION OF EASEMENTS

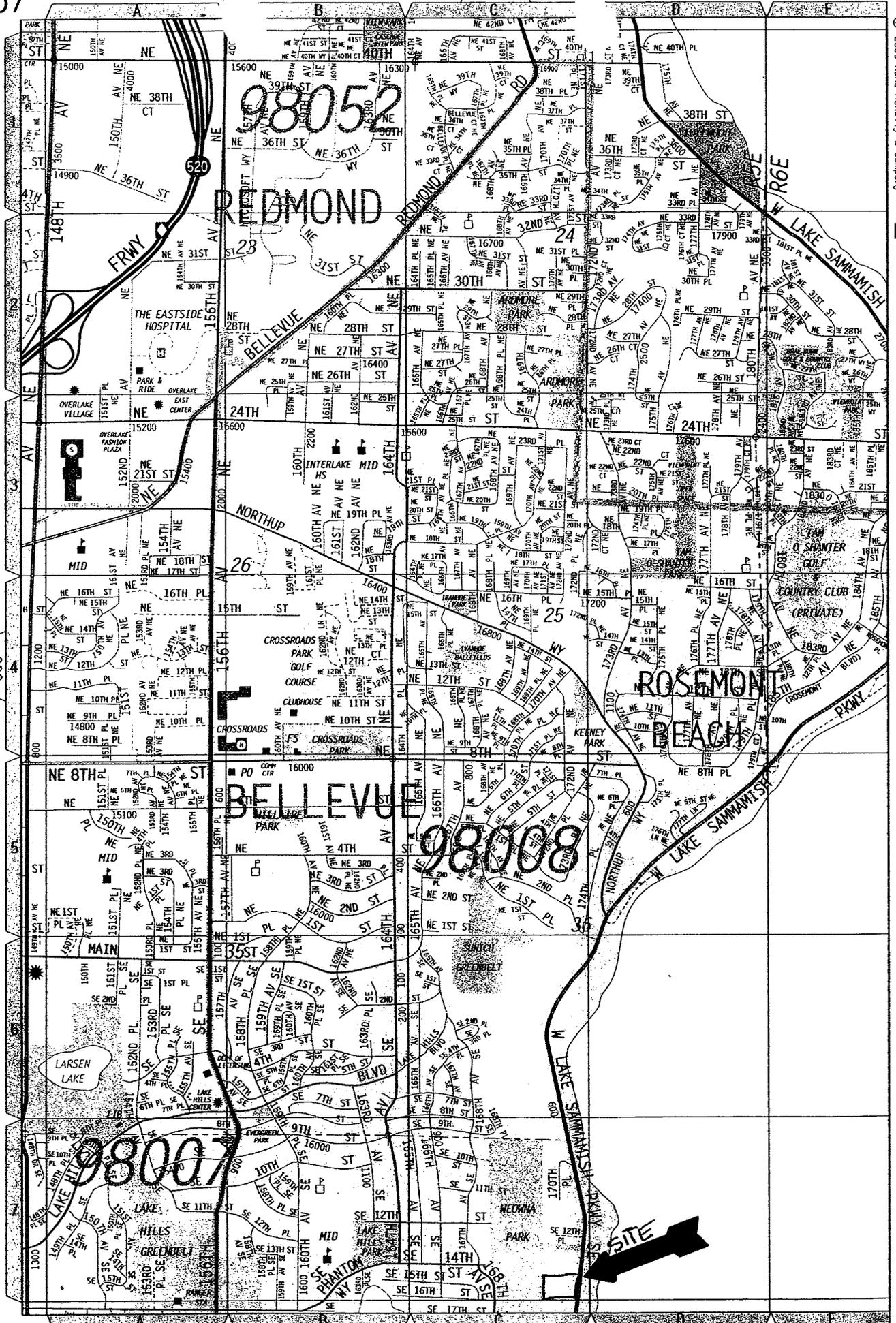
The applicant will grant the City a construction easement measured inward from the eastern property line of the project site where adjacent to Lake Sammamish Parkway SE. The easement shall contain agreement language to allow for retaining walls if deemed necessary by the City.

LIST OF ATTACHMENTS

- A. Plans and Drawings
- B. Zoning Map
- C. Vicinity Map
- D. Environmental Checklist (if applicable)

Zoning Map





SEE 566 MAP

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: Dan Olson, Gary Johnson

Proponent: Dan Olson, Gary Johnson

Contact Person: Damien Hooper, Barghausen Consulting Engineers, Inc.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 18215 - 72nd Avenue South, Kent, WA 98032

Phone: (425) 251-6222

Proposal Title: Preliminary Short Plat of Olson and Johnson Properties

Proposal Location: 1405 and 1416 West Lake Sammamish Parkway S.E., Bellevue, Washington 98005 (legal description and vicinity map in Appendix)
(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: The project proposal involves the subdivision of approximately 3.35 acres of land into ~~8~~^{8 D1} residential lots, a private street, a storm drainage tract, and a sensitive areas tract.
2. Acreage of site: ± 3.35
3. Number of dwelling units/buildings to be demolished: None.
4. Number of dwelling units/buildings to be constructed: Seven new dwelling units are proposed to be constructed (existing residence on Lot ~~8~~^{8 D1} and existing garage on Lot 1 will remain)
5. Square footage of buildings to be demolished: None.
6. Square footage of buildings to be constructed: The applicant expects the future houses to have a ground floor area of approximately 2,500 square feet.
7. Quantity of earth movement (in cubic yards): Approximately 4,000 cubic yards of cut and 2,100 cubic yards of fill.
~~EIGHT~~^{EIGHT D1}
8. Proposed land use: ~~Nine~~^{NINE} Single-family residential lots.
9. Design features, including building height, number of stories and proposed exterior materials:

The site is located in the R-3.5 zone and is designated medium density, up to 3.5-units per acre in the City of Bellevue's Comprehensive Plan. Pursuant to the R-3.5 zoning designation, the proposed development will be subject to the following dimensional requirements:

D. Hooper 4/18/02

- Street setback: 20 feet/10 feet to structure
- Rear setback: 15 feet
- Side yard setback: 5 feet
- Two side yards: 15 feet *10 feet*
- Minimum lot size: 6,500 square feet
- Street frontage width: 30 feet
- Minimum lot width: 70 feet
- Minimum required lot depth: 80 feet
- Maximum building height: 30 feet
- Maximum lot coverage by structures: varies

It is expected that the future single-family residences will be two stories and built with brick or siding exteriors to match the existing single-family residence.

10. Other

dt 4/10/07

Estimated date of completion of the proposal or timing of phasing:

The applicant expects to obtain approval of the preliminary short plat in winter/spring of 2007. Construction plan approval is anticipated in late spring of 2007. Development is anticipated to be in the mid-summer of 2007. All of these dates are approximate and may adjust forward or backward depending on time of the review process.

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

The applicant does not anticipate any additions, expansions, or further activity related to or connected with this proposal.

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

The following environmental documents have been prepared for this proposal:

- Technical Information Report prepared by Barghausen Consulting Engineers, Inc., dated October 18, 2006.
- Geotechnical report prepared by Terra Associates, Inc. dated August 14, 2006.
- Boundary and topographic survey prepared by Barghausen Consulting Engineers, Inc., dated May 12, 2006.

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.

There are no known applications pending governmental approvals affecting the subject property.

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.

The following government approvals or permits may be required for this proposal:

- City of Bellevue ^{CONSERVATION} preliminary short plat approval ~~WITH~~ CRITICAL AREAS LEGAL
- City of Bellevue SEPA Determination ~~6220~~
- City of Bellevue grade and fill permit
- City of Bellevue right-of-way use permit
- City of Bellevue road and drainage plan approval
- City of Bellevue water and sewer district developer extension agreements
- City of Bellevue residential building permits
- Department of Ecology NPDES Permit

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)?

The site generally slopes downward from west to east-northeast with slopes ranging from 20-50 percent. The steepest slopes on the site located along the northern portion of the site.

- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to the 1973 King County soil survey maps, the site contains Everett gravelly sand loam, 15 to 30 percent slopes (EBD). Please refer to the soil survey excerpt in the Appendix.

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

The applicant is unaware of unstable soils in the immediate vicinity. Section 3.1 of the geotechnical report further indicates that there are no indications of current or past erosion or surface instability.

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

The on-site materials are anticipated to be suitable for structural fill and imported or exported materials will not be required. Grading will occur to establish initial lot pads, the private road, and the stormwater facility. If import or export is necessary, then the material will be taken to/from an approved site.

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

Erosion could occur due to land clearing activities or construction. Erosion control measures will be implemented, in accordance with City standards, prior to clearing, which include constructing drainage ditches, silt control fences, and sedimentation control ponds, if needed.

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

Pursuant to City of Bellevue Municipal Code (BMC 20.45A.060), up to 50 percent of the site may be covered by impervious structures.

D.J. H/10/07

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

Clearing will be limited to those areas necessary for construction of street, building pads, and utilities during the development stage. Installation of temporary erosion and sedimentation control measures, as described in Section 1(f) above will be implemented and maintained during the construction phase.

EROSION FURTHER
MITIGATED PER
6/29/08 76.090

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.

The project will result in minor emissions to the air, both during construction and following development completion. During construction air impacts may result from the construction vehicle emission and airborne dust resulting from earthwork activities.

As long as good construction management practices are followed, emissions related to the construction would be short-term and relatively minor. As a result, no significant air quality impacts would be expected from construction.

Following construction, minor emissions to the air will result from the future residents and service vehicles entering and exiting the site. The amount of emissions to the air will be compatible with the established character of the neighborhood.

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

Off-site sources of emissions include single-family residential uses and automobile traffic on West Lake Sammamish Parkway S.E. These emissions are not expected to affect this proposal.

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

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.

There is a Type N stream in the northeast corner of the site and Lake Sammamish is located approximately 400 feet east of the site.

- (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.

The project will require work within 200 feet of the Type N stream but not within 200 feet of Lake Sammamish.

- (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.

D.A. 4/10/07

No filling or dredging is proposed to occur in surface waters.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Surface water will not be withdrawn or diverted. Stormwater from the site will be conveyed to a water quality pond located near the east property line where it will receive water quality treatment levels consistent with the 1998 King County Surface Water Design Manual. From the water quality pond, the water will be discharged to an existing culvert that discharges directly to Lake Sammamish.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, as depicted on FEMA FIRM Floodplain Map No. 53033C0680 F, the site is located in Zone X, a non-floodplain area.

- (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.

No, the proposal does not involve discharging waste materials to surface waters.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

The project proposal does not include withdrawal or discharge to groundwater.

- (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.

Public sewer will service the proposed lots. No waste material is anticipated to be discharged into the ground.

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.

As depicted on the preliminary road and drainage plan (please see the preliminary plan set in the Appendix), project-generated stormwater runoff will be collected in catch basins and conveyed in underground pipes to a water quality pond and then discharged to Lake Sammamish.

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

Prior to release into Lake Sammamish, the stormwater runoff from paved surfaces, which may include residue from petroleum-based products, will be treated via the two train water quality pond prior to discharge. No waste materials are anticipated to enter ground or surface waters.

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

Stormwater from the project site will be conveyed to a water quality vault prior to direct discharge to Lake Sammamish. This system complies with the 1998 King County Surface Water Design Manual standards.

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, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation:

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

All vegetation in the project area that is outside of the ^{NCPA SENSITIVE} sensitive area tracts will be removed to accommodate for the future homes, road, and stormwater facility.

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

No endangered plant species are known to be on or near the site. ^{HABITAT FOR PILEATED WOODPECKER AND BALD EAGLE PRESENT, NO BALD EAGLES OBSERVED ON SITE.}

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

The majority of the northern portion of the site will be left in a ^{NCPA} sensitive area tract in order to conserve habitat for existing vegetation. ^{HABITAT REVEGETATION PLAN SUBMITTED.}

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 ^{PILEATED WOODPECKER}
- Mammals: deer, bear, elk, beaver, other: small rodents
- Fish: bass, salmon, trout, herring, shellfish, other

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

Applicant not aware of any threatened or endangered animal species known to be on or near the site.

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

The site may be part of the Pacific Flyway.

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

As required in a conservation short subdivision, the critical areas located on the site will be permanently protected in a separate tract. The northern portion of the site contains a forested steep-slope area that will remain unaffected by the proposed development. This area will preserve existing habitat. **NORTHERN PORTION TO BE REPLANTED PER ~~VEGETATION~~ HABITAT RESTORATION PLAN**

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.

Electricity will be used for residential lighting, heating, appliances, and street lighting for the proposed development. If natural gas is available, it may be extended to the lots for use in space and water heating.

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

No, the project will not affect the potential use of solar energy by adjacent properties.

- 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:

Future homes will be designed to meet the requirements of the Washington State Energy Code for insulation and glazing.

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.

No. There are no environmental health hazards that could occur as a result of this proposal.

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

No need for special emergency services is anticipated.

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

None proposed.

- b. Noise

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

Minor traffic noise exists in the area from West Lake Sammamish Parkway S.E. and is consistent with neighboring single-family residential areas and should therefore not affect the proposed short plat.

27.4/10/07

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short-term basis, noise levels may increase during the day due to operation of construction equipment for the installation of utilities and construction of roads. This temporary increase in noise will last for a period of approximately 90 days. On a long-term basis, the noise levels associated with this project are not expected to increase overall noise levels of the vicinity.

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

No noise mitigation measures are warranted or proposed.

NOISE CONTROL
FURTHER MITIGATION
PER BCC 9.18
"NOISE CONTROL"

8. Land and Shoreline Use

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

The project site is currently developed with one single-family residence and a detached garage. The surrounding properties are zoned R-3.5. Properties to the north, east, and south are developed with single-family residences. Property to the west is a portion of Weowna Park.

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

No, the site has not been used for agriculture.

- c. Describe any structures on the site.

There is an existing single-family residence of approximately 3,850-square feet and an unassociated detached garage of approximately 2,250-square feet that will remain on the site.

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

No structures will be demolished. GARAGE WILL BE DEMOLISHED OR CONVERTED TO SINGLE FAMILY STRUCTURE.

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

The current zoning designation of the site is R-3.5 (medium density, 3.5 dwelling units per acre).

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

The current Comprehensive Plan designation of the site is medium density, up to 3.5 units per acre (R-2.5 and R-3.5).

- g. If applicable, what is the current shoreline master program designation of the site?

This item does not apply.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The northern portion of the site contains slopes greater than 40 percent. ~~IT~~ ALSO CONTAINS TYPED STREAM. EASTERN PORTION CONTAINS 40% SLOPE

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

After new homes are constructed on each of the lots, approximately 16 to 22 new people are expected to reside on site.

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- j. Approximately how many people would the completed project displace:

The completed project will not displace any people.

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

No measures are proposed to avoid or reduce displacement impacts.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed development has been designed for consistency with the City of Bellevue zoning and Comprehensive Plan designations, as well as the surrounding area.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

~~SEVEN~~ EIGHT TOTAL

Eight new single-family residential lots will be created. The new homes are expected to be in the middle to high-income range.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units will be eliminated.

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

None.

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?

The Conservation Short Plat requirements restrict building heights to a maximum base height of 30 feet.

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

No views in the vicinity of the project will be impacted by the development.

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

No measures are proposed to reduce or control aesthetic impacts.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Only one streetlight will be required at the intersection of the proposed road and West Lake Sammamish Parkway S.E. This light is expected to moderately increase overall illumination on adjacent streets.

- b. Could light or glare from finished project be a safety hazard or interfere with views?

Light or glare from the finished project will not interfere with views.

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

Off-site light sources are not anticipated to affect this project.

- d. Proposed measures to reduce or control light or glare impacts, if any:

No measures are proposed to reduce or control light and/or glare impacts.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The following designated and information recreation opportunities are in the vicinity of the site:

- Weowna Park ~ adjacent to the west
- Lake Hills Park ~ 0.5 miles west
- Phantom Lake ~ 0.5 miles to the west
- Lake Sammamish ~ 400 feet to the east

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project will not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No measures to reduce or control impacts on recreation are proposed.

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.

Applicant is not aware of any registered places or objects listed on, or proposed for, national, state, or local preservation registers.

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

No landmarks or evidence of historic, archaeological, scientific, or cultural importance are known to be on or next to the site.

Proposed measures to reduce or control impacts, if any:

This item does not apply.

D.J. 4/19/07

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:

The site will be accessed from a private road extending west from West Lake Sammamish Parkway S.E.

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

A King County Metro Transit stop is located at the intersection of West Lake Sammamish Parkway S.E. and S.E. 12th Place approximately 0.1 mile north of the site. King County Metro Route No. 888 timetable is located in the Appendix.

- c. How many parking spaces would the completed project have? How many would be project eliminate?

Each lot of the development will provide a minimum of two off-street parking stalls.

- 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).

The project will require the construction of a new 20-foot wide private street to serve the short plat. The proposed street will utilize the location of the existing driveway as much as possible due to grade constraints on the site. The private street will terminate in a hammer-head turnaround in the vicinity of Lots 6 and ~~29~~.

Because of the existing slope of the site, the slope of the proposed street will vary from approximately 20-23 percent slope. A variance to the Fire Access requirements will be required for this street.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use or occur in the immediate vicinity of water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The project is expected to generate a maximum of 77 new vehicular trips per day with peak hour volume of eight new trips. Peak hour times during the day are generally between 7:00 to 8:00 a.m. and 5:00 to 6:00 p.m.

- g. Proposed measures to reduce or control transportation impacts, if any:

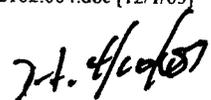
The project's single access point to West Lake Sammamish Parkway S.E. and required frontage improvements will increase the safety of the corridor system serving the project. The development will pay required traffic impact fees.

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.

As typical for single-family lots, the proposed project will result in an incremental increased need for fire, school, police, and other public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any:



Because the private street serving the proposed lots is steeper than the _____ percent maximum slope allowed, the new single-family residential structures will be outfitted with fire sprinkler systems to provide some instant suppression assistance while emergency crews are traveling to the site.

Long-term impacts and the need for public services will be mitigated due to the collection of tax revenues that provide the primary funding mechanisms for these services.

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.

Electricity	:	Puget Sound Energy
Natural Gas	:	Puget Sound Energy
Cable Television	:	Comcast Communications
Sanitary Sewer	:	City of Bellevue
Water	:	City of Bellevue
Telephone:	:	Qwest Communications

Utility pipe/mains 12 inches or larger in diameter will be installed within or beyond the project and/or nearby rights-of-way to serve the proposed development. Utility installations that affect sensitive areas will be mitigated as required.

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 _____

Date Submitted _____

A JAN 07

Handwritten signature and date: 21.4/07