City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Name:	Chiang Short Plat Amendment
Proposal Address:	17308 SE 60th St.
Proposal Description:	Application for a Short Plat Amendment to revise the location of the Retained Vegetation Area on Lot 1 of the recorded Final Short Plat. The applicant is proposing to relocate the RVA next to the existing NGPA on site.
File Number:	08-133260-LF
Applicant:	Pacific Engineering Greg A. Diener, P.E.
Decisions Included:	Administrative Decision for a Modification to an approved Final Short Plat through Process II, Land Use Code 20.45B.240.
State Environmental Policy Act Threshold Determination:	Exempt (WAC 197-11-800(6)(a))
Department Decision:	**Approval with Conditions** Carol L. Orr Development Services Department

Application Date:	9-23-2008
Notice of Application:	11-13-2008
Decision Publication Date:	3-5-2009
Appeal Deadline:	3-19-2009

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. Description of Proposal

Application for a Final Short Plat Amendment to revise the location of the Retained Vegetation Area on Lot 1 of the recorded Final Short Plat. The two lot short plat was recorded in 2007. The applicant is proposing to relocate the RVA next to the existing NGPA on site. The existing RVA on site was damaged during the plat engineering (clearing and grading) portion of the project. Most of the existing vegetation was removed and part of the RVA was graded. The proposed relocated RVA abuts the existing NGPA on site, is equal in size to the existing RVA, and shall be densely replanted with native vegetation. The proposed RVA is adequate to mitigate the disturbance to the previous RVA and meets the intent of the Land Use Code for the original final short plat approval.

II. Site Description and Context

The existing lot is located off of SE 60th St and is accessed by private easements across the neighboring property located at 17316 SE 60th St. The surrounding area is also zoned single family residential. The lot is bordered on the north by the Lakemont pedestrian trail. The residential community is designated as part of the Newcastle Subarea of the Comprehensive Plan which consists mostly of single family residences with some multi-family located at the outer edge.

III. Consistency With Land Use Code/Zoning

The proposed short plat amendment will not have any affect on required Land Use Code dimensional requirements or density for the R-1 zoning district as applied to these lots.

IV. Summary of Technical Reviews

The Fire, Utilities and Clear and Grade Departments have no concerns regarding this Administrative Amendment. The Transportation Department's required infrastructure was bonded for under 05-126601-LF and 04-111352-GD. This application includes no transportation work.

V. Public Notice

Application Date: September 23, 2008
Public Notice (500 feet): November 13, 2008 (Includes sign installation at the site)
Minimum Comment Period: November 27, 2008

Notice of Application was published in the City of Bellevue's *Weekly Permit Bulletin* and the *Seattle Times* on November 13, 2008. 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. No comments were received from the public regarding this application.

VI. Decision Criteria:

20.45B.240 Final short plat – Revision.

B. Short subdivisions may be revised in accordance with the following requirements:

1. All affected ownership interests within the originally recorded short subdivision must be a party to the revision application, or must express written agreement to the proposed revision, including written agreement to accept ownership of any property, or to transfer or convey ownership of any property, which may be necessary as a result of the revision.

Finding: The applicant is the owner of both lots within this recorded short subdivision. As such, this application serves as written agreement of all affected ownership interests being party to the requested revision. No transfer of property is proposed or necessary.

2. Any features contained in the original short subdivision which have been relied upon in subsequent land development or land use planning decisions and which are still applicable at the time of application shall be incorporated in the short subdivision revision, unless such features are provided by other legal means at the time of short subdivision revision.

Finding: All features contained in the original final short plat approval, including the revised RVA, are required to be incorporated into the final short plat mylar which shall be titled Supplemental Declaration of Chiang Short Plat. See Conditions of Approval in Section VIII.

3. Procedures and requirements established by this chapter for preliminary short subdivision approval shall be applicable to revision requests. Revisions shall comply with applicable conditions and provisions of the original plat or short plat and shall not adversely affect access, easements, or any land use requirements as provided for in the laws of the City.

Finding: The Chiang Final Short Plat Amendment was processed per the requirements of LUC20.45B.080. The short plat amendment complies with all applicable conditions and provisions of the original short plat. The amendment to relocate the Retained Vegetation Area will not adversely affect access, easements, or any land use requirements, and the newly created RVA will be densely vegetated with native trees, shrubs and groundcovers.

4. Approval of any revision shall be filed and recorded as a supplemental declaration of short subdivision which shall contain the adjusted legal description and shall be effective upon being recorded by the Department of Planning and Community Development with the King County Department of Records and Elections and upon receipt of proof of recording.

Finding: The applicant is required to record a supplemental declaration of short subdivision containing the adjusted legal description(s) as a condition of approval of this permit. See 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, City Code, and standard compliance reviews, the Development Services Director does hereby **approve** the Chiang Final Short Plat Amendment with conditions.

VIII. Conditions of Approval:

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

1. Incorporation of Features in Original Chiang Short Plat

All features contained in the original final short plat approval, in addition to the revised RVA, shall be incorporated into the amended final short plat mylar.

AUTHORITY: Land Use Code 20.45B.240
REVIEWER: Carol L. Orr, Development Services Department

2. Recording of the Supplemental Declaration of Chiang Short Plat

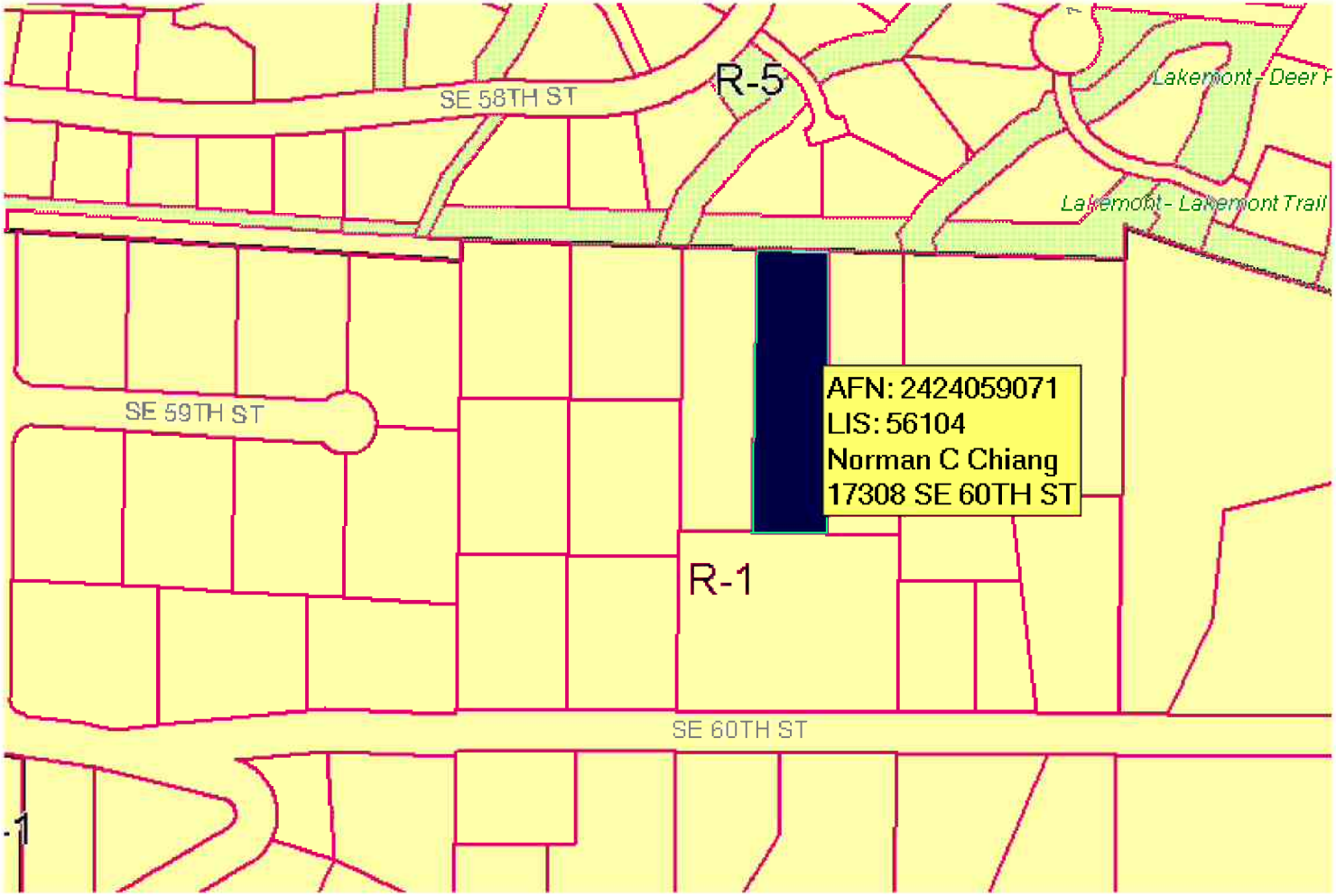
The applicant shall record the Supplemental Declaration of Chiang Short Plat mylar with the King County Department of Records and Elections.

AUTHORITY: Land Use Code 20.45B.240
REVIEWER: Carol L. Orr, Development Services Department

LIST OF ATTACHMENTS

A. Zoning Map
B. Vicinity Map

08-133260-LF
Chiang Final Plat Modification
17308 SE 60th St



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