City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Name:	Hanssen Conservation Short Plat
Proposal Address:	17243 SE Cougar Mountain Drive
Proposal Description:	The applicant proposes to subdivide 6.28 acres in the R-1 and R-1.8 land use districts into 7 single family lots. The site contains steep slope critical areas and associated critical areas buffers. The site is to be developed as a conservation short plat due to the presence of on-site and off-site critical areas. The proposal includes a critical areas report with a request to modify steep slope critical area and buffers.
File Number:	09-107524-LN
Applicant:	Otto Hanssen
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, Environmental Coordinator Development Services Department
Director's Recommendation:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: _____ Carol V. Helland, Land Use Director

Application Date:	March 6, 2009
Notice of Application Publication Date:	April 23, 2009
Decision Publication Date:	June 25, 2009
Project/SEPA Appeal Deadline:	July 9, 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 one parcel totaling 6.28 acres in the R-1 and R-1.8 land use districts into 7 single family lots. The proposal requires review as a Conservation Subdivision under Land Use Code (LUC) Section 20.45B.055 due to the presence of on-site and off-site critical areas. The property is located at 17243 SE Cougar Mountain Drive. Approximately 2,111 square feet of steep slope critical area and 3,147 square feet of critical area buffer is located in the northern part of the site. The parcel is undeveloped and contains existing native growth protection easements totaling 1.82 acres created under critical areas land use permit 06-133666-LO. The 2 native growth protection easements are required to become native growth protection tracts as part of this proposal.

The proposal includes a Critical Areas Report with a request to eliminate the steep slope critical area and buffer totaling 5,258 square feet from critical areas status. This area has minimal vegetation of low value habitat per the Critical Areas Report submitted by Concept Engineering on March 24, 2008. As mitigation the applicant proposes an additional 1,911 square feet of high value habitat area to be placed within Native Growth Protection Area (NGPA) Tract C and 3,412 square feet of high value habitat area to be placed within Native Growth Protection Area (NGPA) Tract D as part of this short plat.

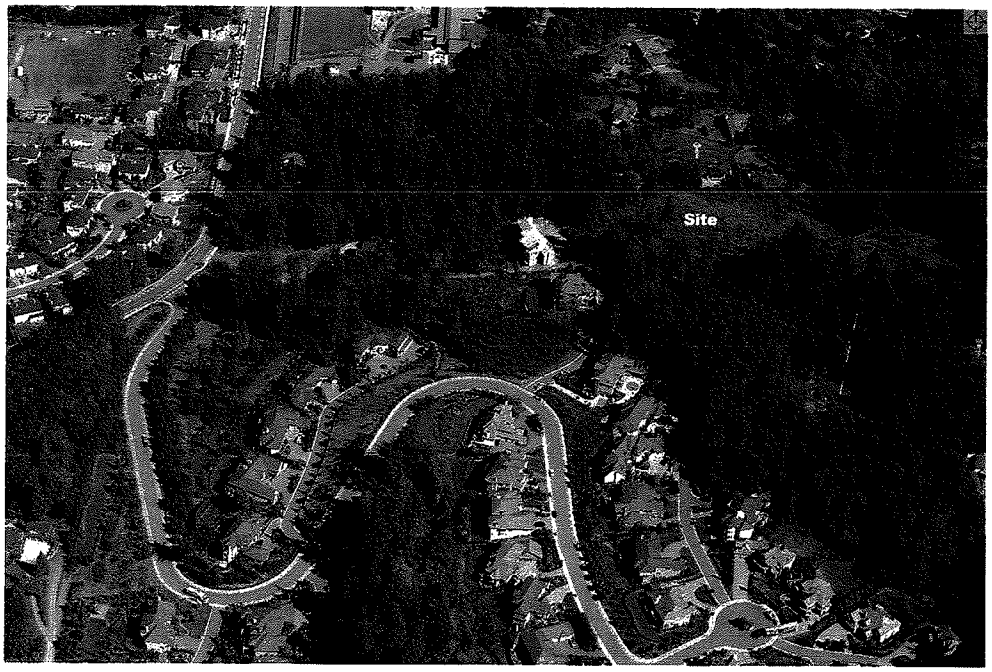
The proposal will create two additional tracts. Tract A will be a 25,169 square foot tract containing the storm drainage vault, utility service road, and open space. Tract E will be an 8,455 square foot open space tract.

The site contains 357 significant trees which may provide habitat for some species of local importance. The applicant is proposing to save 172 trees, including all of the trees within the 2 NGPA tracts.

Access to all lots in the short plat will be from a private road constructed as shown on the approved plans as an extension of 173rd Avenue SE, which is an existing private road. During construction of 173rd Ave SE approximately 750 square feet of area within existing Native Growth Protection Easements were disturbed. The applicant will be required to restore this area with native vegetation as a condition of approval of the short plat. See Section VIII for related conditions of approval

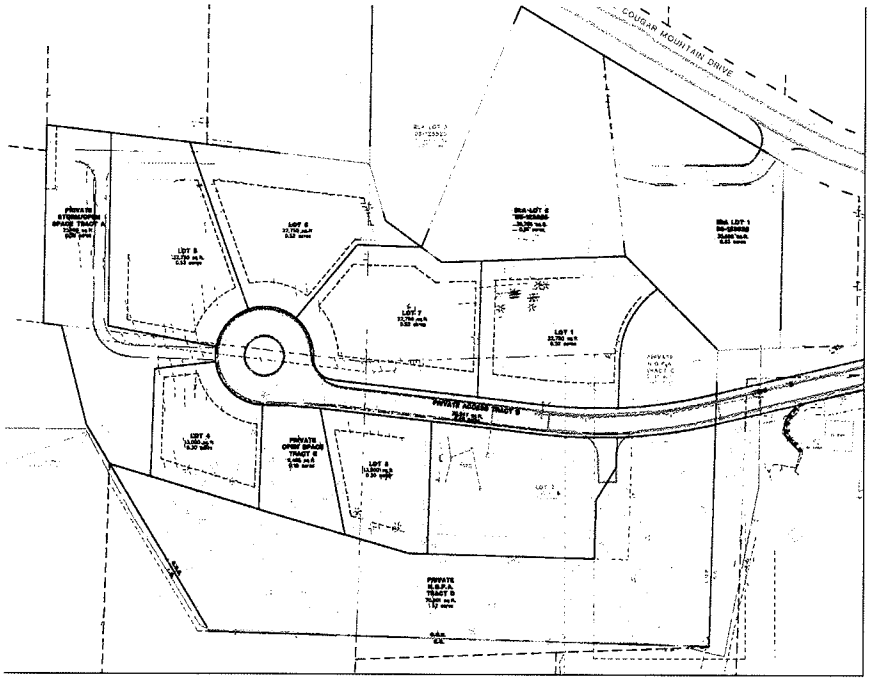
II. Site Description and Context

Site Characteristics



The site is located in a community of single family residential homes in the Newcastle Subarea of the Comprehensive Plan. Access to the site is gained via 173rd Ave SE, a recently expanded private street. The site is undeveloped except for a staging area for the construction of 173rd Ave NE The site has moderate slopes cresting at the driveway location with slopes ranging from 5-25% except for a small area of steep slope located along the north property line. The south portion of the site is densely vegetated with Douglas Fir and western hemlock, with an occasional red alder. Many of the mature trees are taller than 70 feet. Typical native understory in this area consists of salaal, sword fern, and red huckleberry. The majority of this area will be preserved as an NGPA tract. The central and northern areas of the site are mainly grass with moderate to low understory and few trees. The central portion of the site has been used as a staging area for the construction of 173rd Ave SE. The project site is bordered to the north and west by single family houses and undeveloped single family lots. To the south and east of the site are several properties owned and used by radio telecommunication facilities.

Site Design



This proposal would create 7 single family parcels. Stormwater runoff from the site will be collected and tight-lined to a detention vault located in Ttract A. Access to all lots in the short plat will be from a private road constructed as shown on the approved plans as an extension of 173rd Avenue SE, which is an existing private road.

As part of the proposal, 5,258 square feet of critical slope and critical slope buffer will be removed. This slope is an isolated critical area with sparse vegetation containing no significant trees. As mitigation the proposal will place an additional 5,323 of high value habitat containing 19 significant trees into Native Growth Protection Area Tracts C and D. Overall, approximately 1.82 acres of the site with 172 significant trees will be in Native Growth Protection Area Tracts.

Areas of the site are currently zoned single-family R-1 (4.28 acres) and R-1.8 (2 acres) which have minimum lot size requirements of 22,750 square feet and 13,000 square feet for conservation short plats. The lots are designed to meet the zoning requirements of the specific zoning district of the area of the property in which they are located.

Critical Areas

Steep Slope Critical Areas: The site contains approximately 2,111 square feet of slope that meets the definition of a steep slope critical area as identified in LUC 20.25H.120.2. The applicant has completed a topographical survey of the site identifying the limits of the critical slope and has provided a site plan that delineates the areas of steep slope. Removal of the steep slope critical area is 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 northern portion of the site. Removal of the slope buffer is discussed in the Critical Areas section III below:

Habitat Associated with Species of Local Important 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. Herrera Environmental Consultants completed a detailed habitat assessment *(see Wildlife Study and Habitat Assessment Addendum dated March 24, 2008)* for the site that included literature and a detailed site review.

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 and the associated 50-foot buffer as critical areas

Land Use Code 20.25H.230 Critical Area Report. The critical areas report is intended to provide flexibility for sites where the expected critical area functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part.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 Concept Engineering and the Geotechnical Report submitted by Icicle Creek Engineers, Inc. The report seeks to remove an area of steep slope, and steep slope buffer totaling 5,258 square feet. The area to be removed is an isolated steep slope with sparse vegetation mainly consisting of grass which the habitat assessment rated low in habitat value.

As mitigation for the removal of the steep slope critical area and critical area buffer, the applicant proposes to retain 5,323 square feet of high value habitat area within Native Growth Protection Area (NGPA) Tracts C and D. The habitat assessment ranked this area as part of the highest value habitat on the site. This area contains 19 significant trees which will be preserved as part of the NGPA tracts.

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 a parcel totaling 6.28 acres in the R-1 and R1.8 land use districts into 7 single family lots. Two acres of the site is located in the R-1.8 land use district and 4.28 acres is located in the R-1 land use district. Approximately .7 acres of critical area and critical area buffer is located in the R-1.8 land use district and 1.12 acres of critical area and critical area buffer is located in the R-1 land use district.The site contains a total of 1.82 acres of critical area and critical area buffer and contains a total of 4.46 acres of buildable area. The following is the density calculation for this property:

[(1.8)(1.3) + (1.8)(.7)(.65)] + [(1.0)(3.16) + (1.0)(1.12)(.74)] = 7.14 DUs

7.14= 7Allowed Dwelling Units

The maximum number of dwelling units for this site is seven. The proposal to divide the properties into seven 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 1.84 acres of critical area and critical area buffer and therefore 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 1.82 acres 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(s)	R-1 and R-1.8	
Gross Site Area	6.28 acres	
Critical Area	This site contains 1.82 acres of critical area and or critical area buffer	
ITEM	**REQ'D/ALLOWED**	**PROPOSED**
Dwelling Units/Acre	7.14 DU/Acre	7 DU/Acre
Minimum Lot Area modified with a Conservation Subdivision	22,750 sf (R-1) and 13,000 sf (R-1.8). As allowed with conservation short plats.	22,750 sf (R-1) and 13,000 sf (R-1,8)
Minimum Lot Width	100 ft (R-1) and 90 ft (R-18)	Minimum Proposed 100 ft
Minimum Lot Depth	150 ft (R-1) and 80 ft (R-1.8)	Minimum Proposed 150 ft (R-1) and 100 ft (R-1.8)
Building Setbacks modified with a Conservation Subdivision Front Yard Rear Yard Min. Side Yard 2 Side Yard Access Easement	 25 ft (R-1) / 20 ft (R-18) 20 ft 5 ft. 15 ft (R-1) / 10 ft (R-1.8) 10 ft. As allowed with conservation short plats.	 25 ft (R-1) / 20 ft (R-18) 20 ft 5 ft. 15 ft (R-1) / 10 ft (R-1.8) 10 ft.
Tree Retention	15% of existing DBH inches	48% or 2,873" 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 in the center of the proposed subdivision. The majority of this area is located outside the critical area and critical area buffers. Utilities will have a consolidated location in the joint ingress/egress and utility easement where feasible. Development is in areas which preserve large portions of the highest value habitat on the site and 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 existing high value habitat located in the southern area of the property. The proposed lot sizes are 22,750 square feet in the R-1 zoning district and 13,000 square feet in the R-1.8 zoning district which are the minimum lot size allowed under the Conservation Short Plat process. The remaining areas will be placed in open space or preserved as NGPA tracts.

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: 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 highest value habitat, will be minimized to areas providing access. The lots have been designed to be the minimum size allowed in the R-1 and R-1.8 zoning districts. This allows a large portion of the site to be open space and NGPA tracts. The most critical portion of the site containing the highest value habitat will be placed in a 1.82 acre 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 increased 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 ones proposed along the western edge of the property necessary for the utility vault.

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

Finding: No development or impervious surface is proposed within unmodified critical areas.

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 in 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. Single family development on Lot 6 which proposes structures on the modified 40 percent slope will be required to be pole-type construction. See conditions of approval in section VIII

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 parking or construction on slopes in excess of 40 percent. Single family development on Lot 6 which proposes structures on the modified 40 percent slope will be required to be pole-type construction. See conditions of approval in Section VIII

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 will be required to restore any disturbed areas of Tract C and D with native vegetation as a condition of approval of the short plat.

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. 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 that 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. See Section VIII for related conditions of approval.

C. Plants

The south portion of the site is densely vegetated with Douglas Fir and western hemlock, with an occasional red alder. Many of the mature trees are taller than 70 feet. Typical native understory in this area consists of salaal, sword fern, and red huckleberry. The majority of this area will be preserved as an NGPA tract. The central and northern areas of the site are mainly grass with moderate to low understory and few trees. Mitigation for temporary and permanent disturbance will be approved pursuant to an 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

The preliminary short plat application has been reviewed and no further utility revisions are needed at this time. The Utility Department approval of the preliminary short plat showing detention, water quality, nutrient treatment and extension to the extreme for sewer is based on the conceptual utility design only. The review of the proposal has no implied approvals of the engineering design and specifications. 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. Final short plat plans should note that No Parking will be allowed along the Private Access Tract B road or in the Cul-de-sac. This road and cul-de-sac will be posted and marked "Fire Lane-No Parking". 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 Department 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 home prior to building permit issuance 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.

Site Access

Access to all lots in the short plat will be from a private road constructed as shown on the approved plans as an extension of 173rd Avenue SE, which is an existing private road. No other access connection to any city right-of-way is authorized. See Section VIII of this report for Transportation Department related Conditions of Approval.

Transportation Infrastructure Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of standard transportation infrastructure improvements is required on the private road within the site as a condition of development approval. The design of the improvements must conform to the requirements of the Transportation Development Code (BCC 14.60) and the provisions of the Transportation Department Design Manual, especially Design Manual Part 1, Section 5, Private Roads.

Prior to final short plat approval, the developer must provide all transportation infrastructure improvements shown on the final engineering plans at the developer's expense or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements. The final engineering plans showing those improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit. Specific engineering requirements include:

a) Width and alignment of the private road.
b) Pavement design.
c) Turnaround design with landscaped island.
d) Longitudinal slope and cross slope.
e) Vehicle sight lines required by city code 14.60.240.
f) ADA-compliant ramp connecting to the sidewalk along the county segment of 173rd Avenue SE.

No street frontage improvements are required on any city street. See Section VIII of this report for Transportation Department related Conditions of Approval.

Use of the Right of Way

Applicants often request use of the city right of way 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. A hauling permit is required even if no other work is done within any city right of way. See Section VIII of this report for Transportation Department related Conditions of Approval.

Transportation Impacts and Mitigation

City staff analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. The proposed short plat, when fully occupied, would generate approximately seven new trips in the PM peak hour. That would not create off-site traffic impacts that would require any mitigation beyond payment of transportation impact fees. See Section VIII of this report for Transportation Department related Conditions of Approval.

VI. PUBLIC NOTICE AND COMMUNITY INPUT

Application Date:	March 6, 2009
Public Notice (500 feet):	April 23, 2009 (Includes sign installation at the site)
Minimum Comment Period:	May 7, 2009

Notice of Application was published in the City of Bellevue's Weekly Permit Bulletin and the Seattle Times on April 23, 2009. 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. At the time of this staff report, no written public comments were received.

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 Icicle Engineers, Inc.

b. Will not adversely impact other critical areas;

Finding: The proposal will not adversely impact other critical areas as demonstrated in the critical areas report prepared by Concept Engineering, Inc.

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 eliminates the hazard of the steep slope and associated buffer as demonstrated by the geotechnical report prepared by Icicle Engineers, Inc., dated March 15, 2006. Any future development of the steep slope will need to follow the design standards stated on page 4 and 5 of the geotechnical report. The addition of the 5, 323 square feet of Native Growth Protection Area will to an improvement in preserved habitat as demonstrated in the critical areas report prepared by Concept Engineering, Inc.

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 as designed and developed under anticipated conditions per the geotechnical report prepared Icicle Engineering, Inc is certified safe.

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 Icicle Engineering 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 Icicle Engineering, Inc. 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 undergrowth. As mitigation for the modified Critical Areas the applicant proposal an additional 5,323 square feet of high value habitat to be added to the Native Growth Protection Area tracts C and D. The habitat area will incorporate management from WDFW for pileated woodpecker and bald eagle habitat. See Section VIII of this report for a related Condition of Approval.

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 including plat engineering, final short plat, and subsequent building permits.

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 areas containing slopes 40% or greater. 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 a restoration plan for any temporary disturbance of NGPA Tracts C and D 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 173rd Ave 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 high value habitat critical area by establishing two Native Growth Protection area tracts within the site. The existing habitat within this area includes 172 significant trees, many over 70 feet tall.

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-1 and

R-1.8 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**: Areas of the site are currently zoned single-family R-1 and R-1.8 which have minimum lot size requirements of 22,750 square feet and 13,000 square feet. The lots are designed to meet the zoning requirements of the specific zone within the property in which they are located. The dimensional requirements for conservation short plats within the R-1 and R-1.8 zoning districts include:

25' (R-1) / 20' (R-1.8)	Front Yard Setback
15' (R-1 and R-1.8)	Rear Yard Setback
5' (R-1 and R-1.8)	Side Yard Setback
15' (R-1) / 10' (R-1.8)	Two Side Yard Setback
30'	Maximum Building Height
*%	Maximum Lot Coverage by Structure
**%	Impervious Surface
100' (R-1) / 90' (R-1.8)	Minimum Lot Width
150' (R-1) / 80' (R-1.8)	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 site includes a total of 6,524 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 2,873 diameter inches, or 48% 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. See conditions of approval in Section VIII.

C. **Critical Areas**: The site's unmodified 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-1 and R-1.8 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 seven 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 Newcastle Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family low density 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: The majority of the property is zoned R-1 although about a quarter of the property is zoned R-1.8. The lots have been designed to meet the minimum standards of the zoning district they are located in. Each lot can reasonably be developed to current R-1 or R-1.8 zoning standards and dimensional standards for the R-1 and R-1.8 land use districts 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-1 and R-1.8 land use districts. 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 Hanssen 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	Carl Wilson, 425-452-4228
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4294
Transportation Department Design Manual	Carl Wilson, 425-452-4228
Traffic Standards Code 14.10	Carl Wilson, 425-452-4228
Utility Code – BCC Title 24	Rob Hutchinson,425-452-7903

A. GENERAL CONDITIONS

1. UTILITIES DEPARTMENT APPROVAL

Utilities Department approval is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. Water, Sewer and Storm Developer Extension Agreements are required for the engineering review and inspection of the water, sewer and storm drainage improvements. The Developer Extension Agreement booklet(s) and submittal requirements are available from the Utility Representative at the Permit Center.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06.120
REVIEWER: Rob Hutchinson, 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: Rob Hutchinson, 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, Development Services 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, Development Services Department

5. ACCESS LOCATION

Access to the site shall be via an extension of the private road known as 173rd Avenue SE. No other connection to the city street system is authorized.

AUTHORITY: Bellevue City Code 14.60.130 and 14.60.150
REVIEWER: Carl Wilson, Transportation 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) Pavementrepair if construction vehicles cause damage to any city street.
k) 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

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

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 transportation infrastructure 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 and turn around, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements include:

a) Width and alignment of the private road must meet Transportation Department standards. The paved width shall be 20 feet.
b) The pavement design shall comply with city street standards or an acceptable alternative.
c) The end of road turnaround design shall comply with Design Manual Standard

Drawing DEV-1, with a landscaped island.

d) Longitudinal slope and cross slope of the private road and turnaround shall meet Transportation Department standards. The longitudinal slope shall not exceed 15 percent. The cross slope in the turnaround shall not exceed 8 percent.
e) Vehicle sight distance at driveways and at horizontal and vertical curves must be achieved per BCC 14.60.240.
f) Install an ADA-compliant ramp connecting to the sidewalk along the county segment of 173rd Avenue SE east of the site.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
REVIEWER: Carl Wilson, Transportation Department

4. 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, Development Services Department

5. RESTORATION AND MITIGATION PLAN

A restoration and mitigation plan is required to be submitted for review and approval by the City of Bellevue as a component of the Plat Engineering permit for the disturbance of Tracts C and D during the construction of 173rd Ave SE. The plan shall identify the full area of impacts. This plan is required to follow template A-1 in the critical areas handbook for sunny steep slopes. A minimum of 7 trees of the Big-leaf maple, Red Alder, or Western red cedar variety will need to be included in this plan. The monitoring plan shall establish site-specific performance standards for the restoration efforts to ensure compliance with applicable performance standards set forth in LUC 20.25H.

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

6. SPRINKLERS

Automatic fire sprinklers may be required in the home depending on the gross square footage and the available fire flow.

AUTHORITY: IFC 508.3 & Appendix B
REVIEWER: Adrian Jones, Fire Department

7. 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

8. 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

9. 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, Development Services Department

10. 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, Development Services 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, Development Services 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). The boundaries of the NGPA tracts 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 outside of the NGPA tracts required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact Drew Folsom at 425-452-4441 / dfolsom@bellevuewa.gov 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, Development Services Department

4. INFRASTRUCTURE IMPROVEMENTS

All transportation infrastructure 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. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

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. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a two year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 181, 190, and 240; Transportation Department Design Manual
REVIEWER: Carl Wilson, Transportation Department

5. MAINTENANCE RESPONSIBILITY FOR PRIVATE ROAD

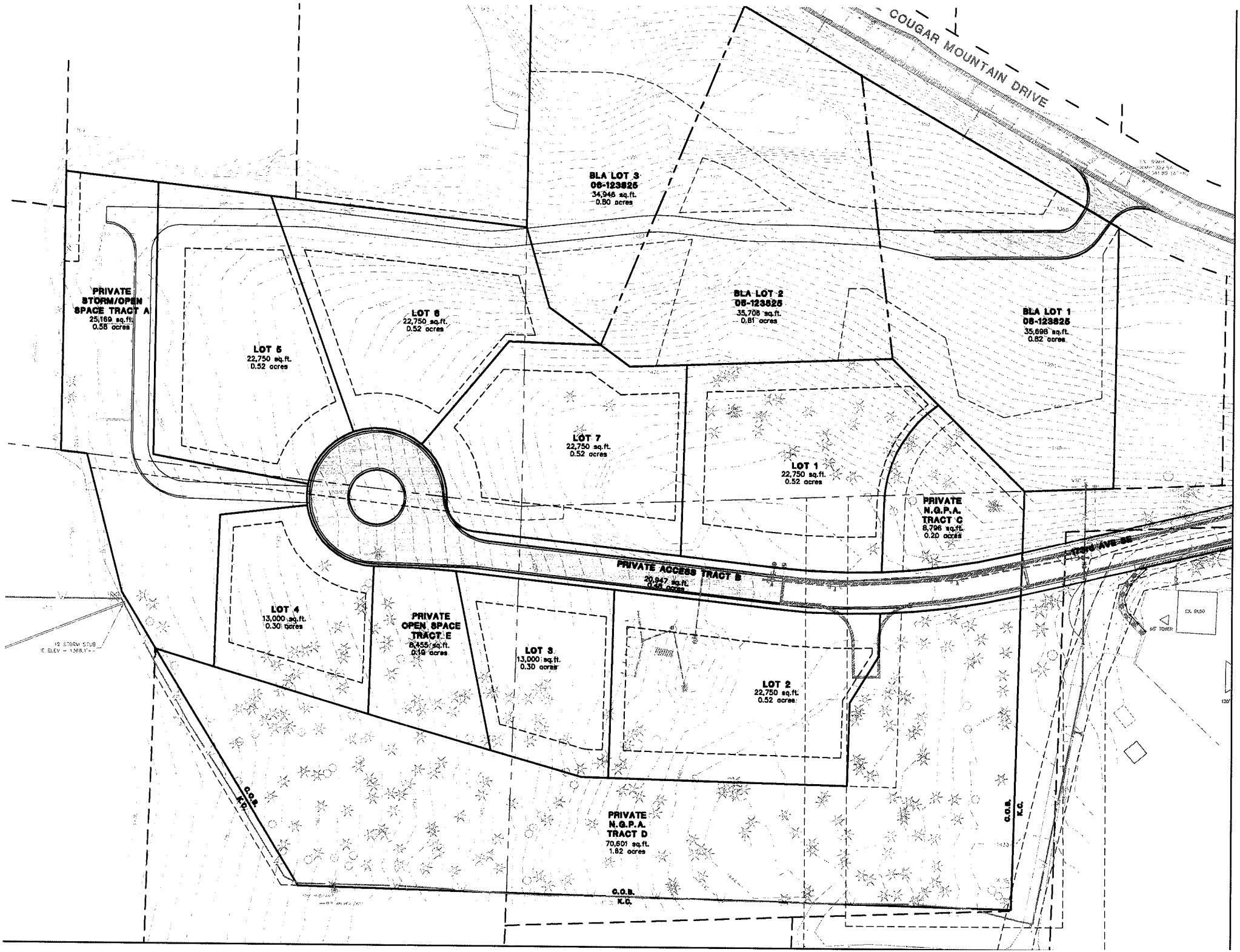
The final short plat document must include a note that specifies that the owners of the lots are jointly responsible for maintenance and repair of the portion of the private road that lies within the site. Outside the site, responsibility for the private road is governed by previous agreements, which may affect said lot owners. If relevant, such agreements must be called out on the face of the final short plat.

The final short plat document must include a note that specifies that the portion of the private road that lies within the city limits of Bellevue will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed. The county portion of the private road may be gated if allowed by King County, although the final short plat document is not required to so state.

AUTHORITY: Bellevue City Code 14.60.130
REVIEWER: Carl Wilson, Transportation Department

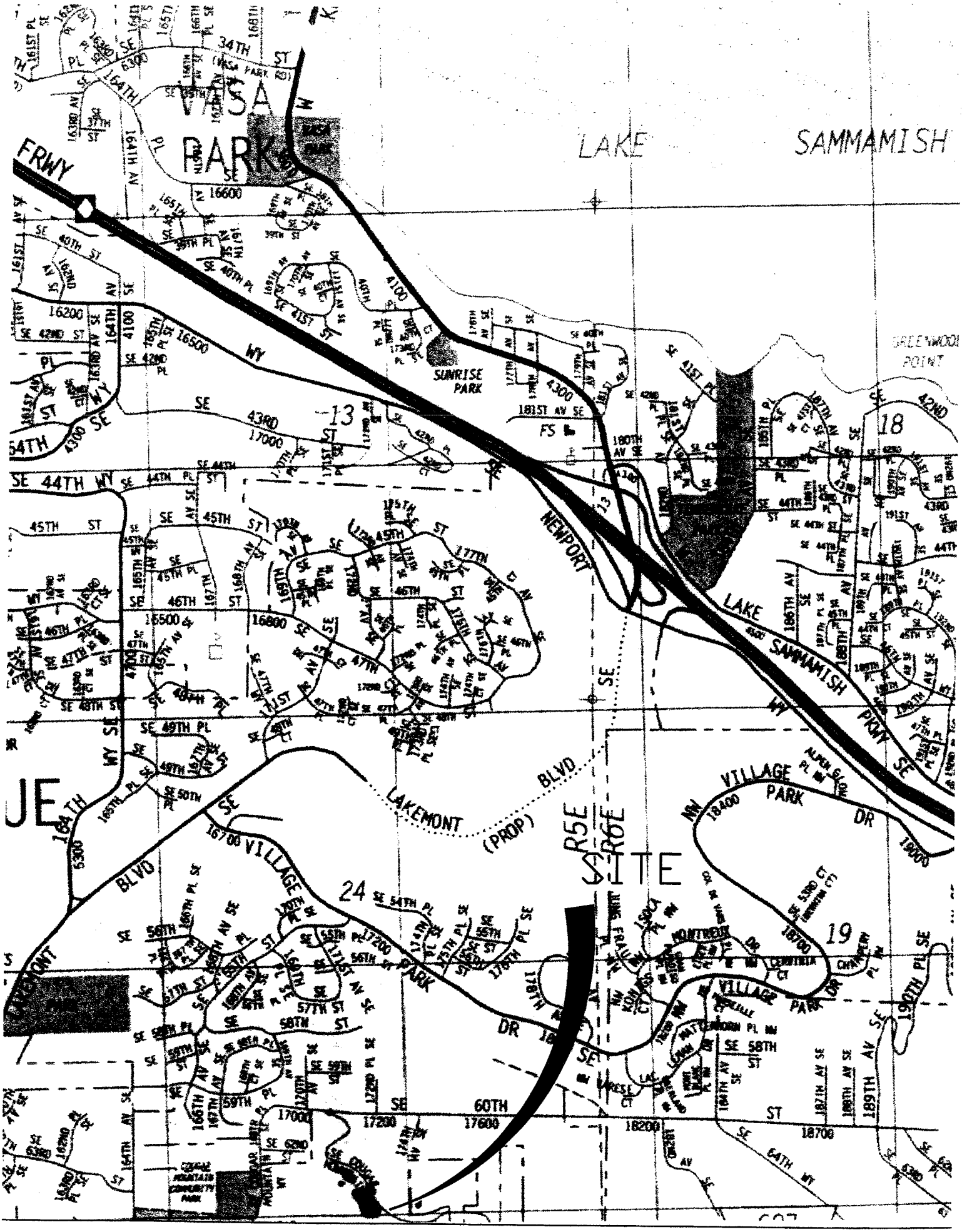
LIST OF ATTACHMENTS

A. Plans and Drawings
B. Zoning Map
C. Vicinity Map
D. Environmental Checklist


COUGAR MOUNTAIN DRIVE
BLA LOT 3
08-123825
34,946 sq.ft.
0.80 acres
BLA LOT 2
08-123825
35,708 sq.ft.
0.81 acres
BLA LOT 1
08-123825
35,898 sq.ft.
0.82 acres
PRIVATE
STORM/OPEN
SPACE TRACT A
25,169 sq.ft.
0.58 acres
LOT 6
22,750 sq.ft.
0.52 acres
LOT 5
22,750 sq.ft.
0.52 acres
LOT 7
22,750 sq.ft.
0.52 acres
LOT 1
22,750 sq.ft.
0.52 acres
PRIVATE
N.G.P.A.
TRACT C
8,796 sq.ft.
0.20 acres
PRIVATE ACCESS TRACT B
20,847 sq.ft.
0.48 acres
LOT 4
13,000 sq.ft.
0.30 acres
PRIVATE
OPEN SPACE
TRACT E
8,455 sq.ft.
0.19 acres
LOT 3
13,000 sq.ft.
0.30 acres
LOT 2
22,750 sq.ft.
0.52 acres
PRIVATE
N.G.P.A.
TRACT D
70,601 sq.ft.
1.62 acres
C.O.S.
K.C.
C.O.S.
K.C.
C.O.S.
K.C.

Zoning Map

R-5
168TH PL SE
R-1
R-3.5
R-1
R-1
R-3.5
SE COUGAR MT DR
R-1.8
R-1
R-3.5
168TH PL SE
168TH PL SE
R-1



VICINITY MAP

N.T.S.

City of Bellevue Submittal Requirements | **27a**

ENVIRONMENTAL CHECKLIST

5/24/04

Thank you in advance for your cooperation and adherence to these procedures. 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). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Dr. Otto Hanssen

Proponent: Same

Contact Person: Bruce Johnson - Concept Engineering, Inc.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 455 Rainier Boulevard N, Issaquah, WA 98027

Phone: 425-392-8055

Proposal Title: Hanssen 7-Lot Short Plat

Proposal Location: West end of 173rd Ave SE at SE Cougar Mt Dr.

LOT 4 OF CITY OF BELLEVUE BLA 06123825 LW
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" 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: City of Bellevue 7-Lot Conservation Short Plat INCLUDES CRITICAL AREAS REPORT TO REMOVE ISOLATED SLOPE AND BUFFER. AS PROPOSED, ACTION WILL ELIMINATE 5,158SF OF LOWER-VALUED HABITAT ON SLOPES & BUFFERS WHILE PRESERVING AN EQUAL AMOUNT OF HIGHER VALUED HABITAT. D.J. 4/20/07
2. Acreage of site: 6.28-Acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): ~2,300 CY CUT, ~2,700 CY FILL, NET ~400 CY FILL
8. Proposed land use: Single Family Residential
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

D.J. 4/20/08

Estimated date of completion c)posal or timing of phasing:

Infrastructure improvements - Summer 2009

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

No

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

City of Bellevue Critical Areas Report 06-133666 LO

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.

Utility DE - 065 121983UE (access road to site currently under construction)
King County Clear and Grade Permit - L06CG351 (access road to site currently under construction)

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.

Critical Areas Land use Permit will be required

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

X Preliminary Plat or Planned Unit Development
Preliminary plat map

X 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

☒ Critical Areas Permit D.A. 4/20/08

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly **X** Steep slopes **X** Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 40%+

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

Weathered sandstone, Alderwood and Beausite gravelly sandy loam

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

No

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

Filling and grading (~2,700 cubic yards) for construction of private road and cul-de-sac. Fill to be provided from road grading and vault construction, onsite stockpiles from access road construction.

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

Erosion is not expected to occur as preventative measures will be taken.

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

About 30%.

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

Temporary Erosion & Sediment Control (TESC) measures for clearing and construction.

EROSION CONTROL FOLLOWED M.T.C. GUIDED PER BCC 23.76.090 "EROSION AND SEDIMENTATION CONTROL"

2. AIR

a. What types of emissions to the air would result from the proposal (Le. 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.

Construction equipment emissions and dust during construction. Automobile exhaust thereafter.

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

No

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

Dust control (water trucks) during construction.

3. WATER

a. Surface

DA. 4/29/08

(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.

No

(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.

No

(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.

None

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

No

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

No

(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

b. Ground

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

No

(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.

None

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.

DJ 4/26/06

Onsite runoff from proposed roofs, private roadways, lawns and yards will be collected by surface collection conveyance systems and routed to two detention vaults. Vault outflows will connect into public conveyance systems.

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

No

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

Stormwater detention and water quality treatment facilities are proposed.

4. Plants

a. Check or circle types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other

X evergreen tree: fir, cedar, pine, other

X shrubs

X grass

X pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, 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?

Approximately 4.5 acres will eventually be cleared for homes, roads etc. Clearing will initially be restricted to that necessary to construct infrastructure improvements.

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

None known

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

Set aside 1.82 acres of high quality habitat in a tree preservation/wildlife corridor

DT 4/20/08

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:

☑ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
None known

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

d. Proposed measures to preserve or enhance wildlife, if any:
1.82 acre tree preservation/wildlife corridor

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.
Electric, natural gas

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

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:
None

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

(1) Describe special emergency services that might be required.
City of Bellevue Fire and EMS.

(2) Proposed measures to reduce or control environmental health hazards, if any.
None

b. Noise

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

D.T. 4/20/08

None

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

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

None

NOISE FURTHER MITIGATED PER DCC 9.18 "NOISE CONTROL"

8. Land and Shoreline Use

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

Site is undeveloped - adjacent properties are SFR

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

No

c. Describe any structures on the site.

None

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

No

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

R-1 & R 1.8

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

~~SFR~~ SFL ok.

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

N/A

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

Geologic hazard area HABITAT ASSOCIATED WITH SPECIES OF LOCAL OF IMPORTANCE

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

28, (7) single family homes

j. Approximately how many people would the completed project displace?

None

DS. 4/20/09

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

None

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

None

9. Housing

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

7 units of high-income housing.

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

None

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

Proposed development meets current zoning and comp plan regulations.

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?

30 ft max height; exterior building materials no known.
→ PEL LUC.20.20.010

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

None

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

None

11. Light and Glare

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

None

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

No

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

None

D.F. 4/20/09

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

None

12. Recreation

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

King County Cougar Mountain Wildland Park

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

No

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

None

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.

No

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

N/A

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

None

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.

Cougar Mountain Way SE, access from 173rd Ave SE (private road)

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

No

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

Minimum 2 offstreet parking spaces per home; none displaced.

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).

Yes, 173rd Ave SE will be extended onto the site and terminate in a cul-de-sac (private).

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

No

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

Approximately 20.

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

None

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.

Fire, police, healthcare, schools, library.

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

None

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.

Sanitary sewer connection into existing City of Bellevue sewer system in Cougar Mt. Dr.

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 .....3-6-09.....

Dd. 4/29/09