



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

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**Proposal Name:** Mackey Boat Lift

**Proposal Address:** 1408 West Lake Sammamish Parkway SE

**Proposal Description:** The applicant requests a Shoreline Substantial Development Permit for the installation of a boat lift next to an existing pier on Lake Sammamish.

**File Number:** 09-114293-WG

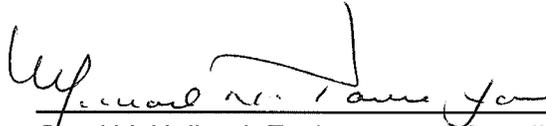
**Applicant:** James Mackey

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

**Planner:** Kevin LeClair, Planner

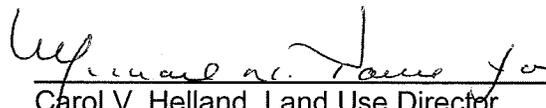
**State Environmental Policy Act  
Threshold Determination:**

**Determination of Non-Significance**

  
\_\_\_\_\_  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:**

**Approval with Conditions**

  
\_\_\_\_\_  
Carol V. Helland, Land Use Director  
Development Services Department

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Application Date: June 3, 2009  
Notice of Application Publication Date: June 25, 2009  
Decision Publication Date: July 30, 2009  
Project/SEPA Appeal Deadline: August 13, 2009

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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.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 ENVIRONMENTAL COORDINATOR  
 450 100<sup>th</sup> Ave NE., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** James Mackey

**LOCATION OF PROPOSAL:** 1408 West Lake Sammamish Parkway SE

**NAME & DESCRIPTION OF PROPOSAL:**

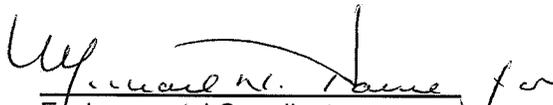
The applicant requests a Shoreline Substantial Development Permit for the installation of a boat lift next to an existing pier on Lake Sammamish.

**FILE NUMBER:** 09-114293-WG

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on August 20, 2009.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

  
 Environmental Coordinator

July 30, 2009  
 Date

- OTHERS TO RECEIVE THIS DOCUMENT:**  
 State Department of Fish and Wildlife  
 State Department of Ecology,  
 Army Corps of Engineers  
 Attorney General  
 Muckleshoot Indian Tribe



City of Bellevue  
 Development Services Department  
 P.O. Box 90012, Bellevue, WA 98009-9012  
 (425) 452-6800 Fax (425) 452-5225

**Shoreline Management Act of 1971  
 Permit for Shoreline Management Substantial  
 Development  
 Conditional Use and/or Variance**

Application No. 09-114293-WG

Date Received June 3, 2009

Approved / Date July 30, 2009  
 Denied / Date \_\_\_\_\_

Type of Action:

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted to: James Mackey

To install a boat lift next to an existing pier

upon the following property: 1408 West Lake Sammamish Parkway

within Lake Sammamish  
 and/or its associated wetlands. The project will be located within Shorelines of Statewide  
 Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District  
 designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.080(B)General Regulations Applicable to all Land Use Districts & Activities:
- LUC Section 20.25E.080 (N) Moorage Regulations;
- LUC Section 20.30R.155 Shoreline Substantial Development Permit; and
- Bellevue Comprehensive Plan, Shoreline Management Program Element, Policy SH-13 and SH-50

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

**Conditions of Approval (Land Use Division)**

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

**1. Mitigation Planting for Installation of Permanent Boat Lift:** Shoreline mitigation planting on at 1408 West Lake Sammamish Parkway SE shall be undertaken within the 25 foot shoreline critical area buffer to mitigate for the impacts associated with the installation of the boat lift. The mitigation planting shall, at a minimum contain the following plants and quantities:

1) Shore Pine (*Pinus Contorta*)                      Quantity: 1    Size: 4-6' tall

Authority:                      Land Use Code 20.25E.080.N.1.b.vi(3)  
 Reviewer:                      Kevin LeClair, Land Use

**2. In-Water Work Window:** To mitigate adverse impacts to the fisheries resources, in-water construction shall occur during the period of July 16<sup>th</sup> through September 30<sup>th</sup>, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

Authority:                      Land Use Code 20.25H.160, Comprehensive Plan Policy EN-26 and Shoreline Master  
 Program Policies SH-13  
 Reviewer:                      Kevin LeClair, Land Use

3. **Pesticides, Insecticides, and Fertilizers:** Any use of pesticides, insecticides, and fertilizers shall be in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H  
Reviewer: Kevin LeClair, Land Use

4. **Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18  
Reviewer: Kevin LeClair, Land Use

5. **Obtain All Other Applicable State and/or Federal Permits:** Before work can be allowed to proceed, all required federal and state permits and approvals must be received by the applicant prior to the commencement of any work. A copy of the approved Section 10 permit issued by the Army Corps of Engineer and the approved Hydraulic Project Approval (HPA) issued by the Washington State Department of Fish and Wildlife shall be submitted to the City of Bellevue, prior to construction.

Authority: Land Use Code 20.25E.080.B.1  
Reviewer: Kevin LeClair, Land Use

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

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

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

July 30, 2009



Date

City of Bellevue, Land Use Division

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

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### **Attachments**

1. Environmental Checklist
2. Site Plan

## I. Proposal Description

The applicant requests a Shoreline Substantial Development Permit for the installation of a boat lift next to an existing pier on Lake Sammamish.

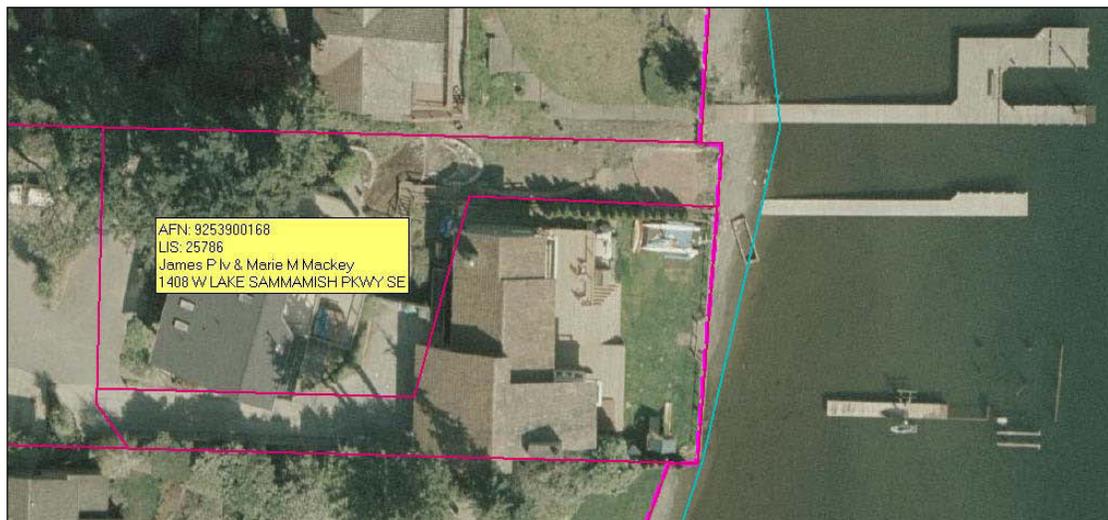
Land Use Code (LUC) 20.25E.040 requires a Shoreline Substantial Development Permit for all development within the Shoreline Overlay District that is not exempt from permits as noted in LUC 20.25E.050. Since the proposed boatlift is valued at approximately \$7,600, it exceeds the \$5,718 maximum threshold for development that is exempt from a Shoreline Substantial Development Permit.

The standards of the Shoreline Overlay District allow for the installation of a single boatlift per residential property provided that the applicant demonstrates compliance with the development standards contained in LUC 20.25E.080 and the decision criteria for a Shoreline Substantial Development Permit contained in LUC 20.30R. No critical areas report is required.

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

### A. Site Description

The property is a flag-shaped lot located at 1408 West Lake Sammamish Parkway. The property contains a single-family residence with water access via an approximately 20 foot wide narrow finger of property that slopes down to the water's edge. The property contains an existing pier that is 75 feet long and 4 feet wide, with the exception of the eastern 20 feet, which is 6 feet wide. The proposed boat lift is planned to go on the north side of the 6 foot wide portion.



### B. Zoning

The property is zoned R-3.5. The property is also in the Shoreline Overlay District and the Critical Areas Overlay District. The proposed use is permitted with a Shoreline Substantial Development Permit.

### C. Land Use Context

The property is in a single-family residential use surrounding by similar single-family residential uses. The neighborhood context is that of a lakeside neighborhood with residential docks at essentially every waterfront property. Water access, recreation

and views are valued highly by the property owners.

#### **D. Critical Areas Functions and Values**

##### **i. Shorelines**

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system of coupled aquatic and riparian habitats. Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

### **III. Consistency with Land Use Code Requirements:**

#### **A. Zoning District Dimensional Requirements:**

The site is located in the R-3.5 land use zoning district. The proposal is for the installation of a boat lift on the north side of the existing pier. Therefore, the general dimensional standards contained in LUC 20.20.010 do not apply. Instead, the development standards pertaining to development in the Shoreline Overlay District contained in LUC 20.25E are applicable. The discussion below describes how the proposal complies with the applicable standards.

#### **B. Consistency with Land Use Code Critical Areas Performance Standards:**

##### **Shoreline Performance Standards LUC 20.25E.080**

The following section includes a discussion of how the proposed development complies with the applicable shoreline performance standards.

The Bellevue Shoreline Master Program places a priority on residential use and water-dependent recreation. The installation of a boat lift for use by a single-family residential property is consistent with the goals and policies of the Shoreline Master Program.

In order to mitigate the impacts of the expanded moorage facilities, the applicant shall plant a mixture of emergent vegetation and a buffer of vegetation a minimum of 10 feet wide along the entire length of the lot immediately landward of ordinary high water mark. Planting shall consist of native shrubs and trees and, when possible, emergent vegetation. The planting plan shall include at least one native willow species. The planting shall be monitored for a period of five years consistent with a monitoring plan approved pursuant to LUC 20.25H.210. This requirement is not intended to prevent reasonable access through the shoreline critical area buffer to the shoreline, or to prevent beach use of the shoreline critical area. See conditions of approval in Section X for further details.

No private moorage or other structure waterward of the ordinary high water mark, including structures attached thereto, shall be closer than 12 feet to any adjacent property line except when a mutual agreement of adjoining property owners is recorded with the King County Records and Elections Division and the Bellevue City Clerk. The exception to this requirement is a boat lift or portion of a boat lift which

does not exceed 30 inches in height measured from ordinary high water mark. The proposed boat lift is specified not to exceed 30 inches above the ordinary high water mark.

The installation of one ground-based or floating watercraft lift without a canopy, per adjacent upland property and the placement of no more than two cubic yards of fill to anchor the lift is permitted by the standards. The following conditions shall apply to the fill required to anchor the boat lift.

- i. The fill must be clean.
- ii. The fill must consist of rock or pre-cast concrete blocks.
- iii. The fill must only be used to anchor the watercraft lift.
- iv. The minimum amount of fill must be utilized to anchor the watercraft lift.

See conditions of approval in Section X.

#### **IV. Public Notice and Comment**

Application Date:	June 3, 2009
Public Notice (500 feet):	June 25, 2009
Minimum Comment Period:	July 27, 2009

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on June 25, 2009. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

#### **V. Summary of Technical Reviews**

##### **Clearing and Grading:**

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

##### **Utilities**

The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review staff found no issues with the proposed development.

#### **VI. State Environmental Policy Act (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. 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**

The proposed project is to occur on land entirely covered by the water of Lake Sammamish. The installation of a boat lift is expected to cause very little temporary disturbance of the lake bed sediments. These sediments are expected to settle back to the bottom within a very short time following the installation of the boat lift. The applicant will disturb some surface soil associated with the installation of native plantings both above and below the ordinary high water mark. The applicant is required adhere to City of Bellevue Environmental Best Management Practices regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

**B. Animals**

The project site is on lands wholly covered by the water of Lake Sammamish. The lake is known habitat for numerous fish species, including Chinook (*Oncorhynchus tshawytscha*) and Coho (*O. kisutch*) salmon.

Boat lifts and moored boats may provide cover, shade, and focal points for exotic predators of juvenile chinook and Coho salmon such as smallmouth bass (*Micropterus dolomieu*) and largemouth bass (*M. salmoides*). Shading from moored boats may reduce the abundance of prey organisms available to juvenile chinook and coho salmon, and to forage fish of bull trout (*Salvelinus confluentus*) by reducing aquatic vegetation and phytoplankton abundance. Any reduction in aquatic vegetation may also reduce complex refuge habitat. The temporary turbidity associated with construction may reduce water quality to the detriment of chinook and coho salmon, bull trout, and forage fish of bull trout.

**C. Plants**

The proposed project is not expected to remove or modify any vegetation. The applicant is required to mitigate for the installation of the boat lift by planting native plant species to the beach area. See Section X for related conditions of approval.

**D. Noise**

The proposed project is not expected to generate any noise disturbance. The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

**VII. Changes to proposal as a result of City review**

There changes to the proposal as a result of City review include the addition of conditions of approval associated with the shoreline plantings and specification of fill material required to anchor the boatlift to the lake bed.

## VIII. Decision Criteria

### A. Shoreline Substantial Development Permit - General Criteria LUC 20.30R.155

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

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

**Finding:** The attached site plan along with the modifications enumerated in the conditions of approval demonstrate that the applicant has complied with the applicable performance standards required to merit approval with modifications of the Shoreline Substantial Development Permit.

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

**Finding:** The attached site plan, along with the modifications enumerated in the conditions of approval, demonstrate that the applicant has complied with the applicable decision criteria of the Shoreline Substantial Development Permit.

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

**Finding:** The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and Bellevue's Shoreline Master Program. The installation of a boat lift for residential use is consistent with the priority placed on residential development and water dependent uses contained in the Act and the Master Program.

## IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **approve with conditions** the proposal to install a boat lift adjacent to an existing pier in Lake Sammamish at 1408 West Lake Sammamish Parkway SE.

**Note- Expiration of Approval:** In accordance with LUC 20.30R.150 a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within two years of the effective date of the approval.

## X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

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

**1. Mitigation Planting for Installation of Permanent Boat Lift:** Shoreline mitigation planting on at 1408 West Lake Sammamish Parkway SE shall be undertaken within the 25 foot shoreline critical area buffer to mitigate for the impacts associated with the installation of the boat lift. The mitigation planting shall, at a minimum contain the following plants and quantities:

- 1) Shore Pine (*Pinus Contorta*)                      Quantity: 1      Size: 4-6' tall

Authority:      Land Use Code 20.25E.080.N.1.b.vi(3)  
Reviewer:      Kevin LeClair, Land Use

**2. In-Water Work Window:** To mitigate adverse impacts to the fisheries resources, in-water construction shall occur during the period of July 16<sup>th</sup> through September 30<sup>th</sup>, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

Authority:      Land Use Code 20.25H.160, Comprehensive Plan Policy EN-26 and  
                         Shoreline Master Program Policies SH-13  
Reviewer:      Kevin LeClair, Land Use

**3. Pesticides, Insecticides, and Fertilizers:** Any use of pesticides, insecticides, and fertilizers shall be in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority:      Land Use Code 20.25H.220.H  
Reviewer:      Kevin LeClair, Land Use

**4. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority:      Bellevue City Code 9.18  
Reviewer:      Kevin LeClair, Land Use

**5. Obtain All Other Applicable State and/or Federal Permits:** Before work can be allowed to proceed, all required federal and state permits and approvals must be received by the applicant prior to the commencement of any work. A copy of the approved Section 10 permit issued by the Army Corps of Engineer and the approved Hydraulic Project Approval (HPA) issued by the Washington State Department of Fish and Wildlife shall be submitted to the City of Bellevue, prior to construction.

Authority: Land Use Code 20.25E.080.B.1  
Reviewer: Kevin LeClair, Land Use



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 09-114293-WG  
Project Name/Address: Mackey Boat Lift  
1408 West Lake Sammamish Parkway SE  
Planner: Kevin LeClair  
Phone Number: 425-452-2928  
**Minimum Comment Period: July 27, 2009**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

**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: *James Mackey*

**REVIEWED**

Proponent:

*By Kevin LeClair at 3:27 pm, Jun 16, 2009*

Contact Person: *Evan Wehr - ECCO design inc.*  
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *203 N 36<sup>th</sup> St. Suite 201 Seattle, WA 98103*

Phone: *206-706-3937*

Proposal Title:

Proposal Location: *1408 W Lake Sammamish Parkway SE*  
 (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: *Install a new boat lift.*
2. Acreage of site: *.20*
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): *N/A*
8. Proposed land use: *N/A*
9. Design features, including building height, number of stories and proposed exterior materials:  
*N/A*
10. Other

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

*none known*

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.

*none known*

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.

*RGP from U.S.A.C.E.*

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 building permit will be required.

#### 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)?

*unknown*

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.

**REVIEWED**

*By Kevin LeClair at 3:28 pm, Jun 16, 2009*

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

*none known*

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

*N/A*

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

*no*

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

*N/A*

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

*none*

## 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.

*N/A*

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

*none known*

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

*none*

## 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.

*Lake Sammamish*

- (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.

*Yes*

- (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.

*N/A*

- (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.

*unknown*

- (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.

*N/A*

**REVIEWED**

By Kevin LeClair at 3:29 pm, Jun 16, 2009

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.

N/A

- (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:

none

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, 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?

none

- 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:

N/A

**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.

*chinook salmon, bull trout, steelhead*

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

*yes, salmon*

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

*none*

**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.

*Solar*

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.

*N/A*

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

*none*

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b. Noise

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

*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.

*low levels of noise from use of lift*

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

*none*

8. Land and Shoreline Use

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

*single family residence*

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

*no*

- c. Describe any structures on the site.

*single family house & deck*

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

*no*

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

*R-3.5*

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

*unknown*

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

*unknown*

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

*unknown*

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

*N/A*

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

*none*

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

*none*

- i. 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.

*N/A*

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

*N/A*

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

*N/A*

## 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?

*18"*

- 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. 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?

*boating, fishing*

- 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.

*none known*

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

*none known*

- 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.

*West Lake Sammamish Parkway SE*

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

*unknown*

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

*N/A*

- 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).

*No*

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

*Lake Sammamish*

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

N/A

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.

No

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.

N/A

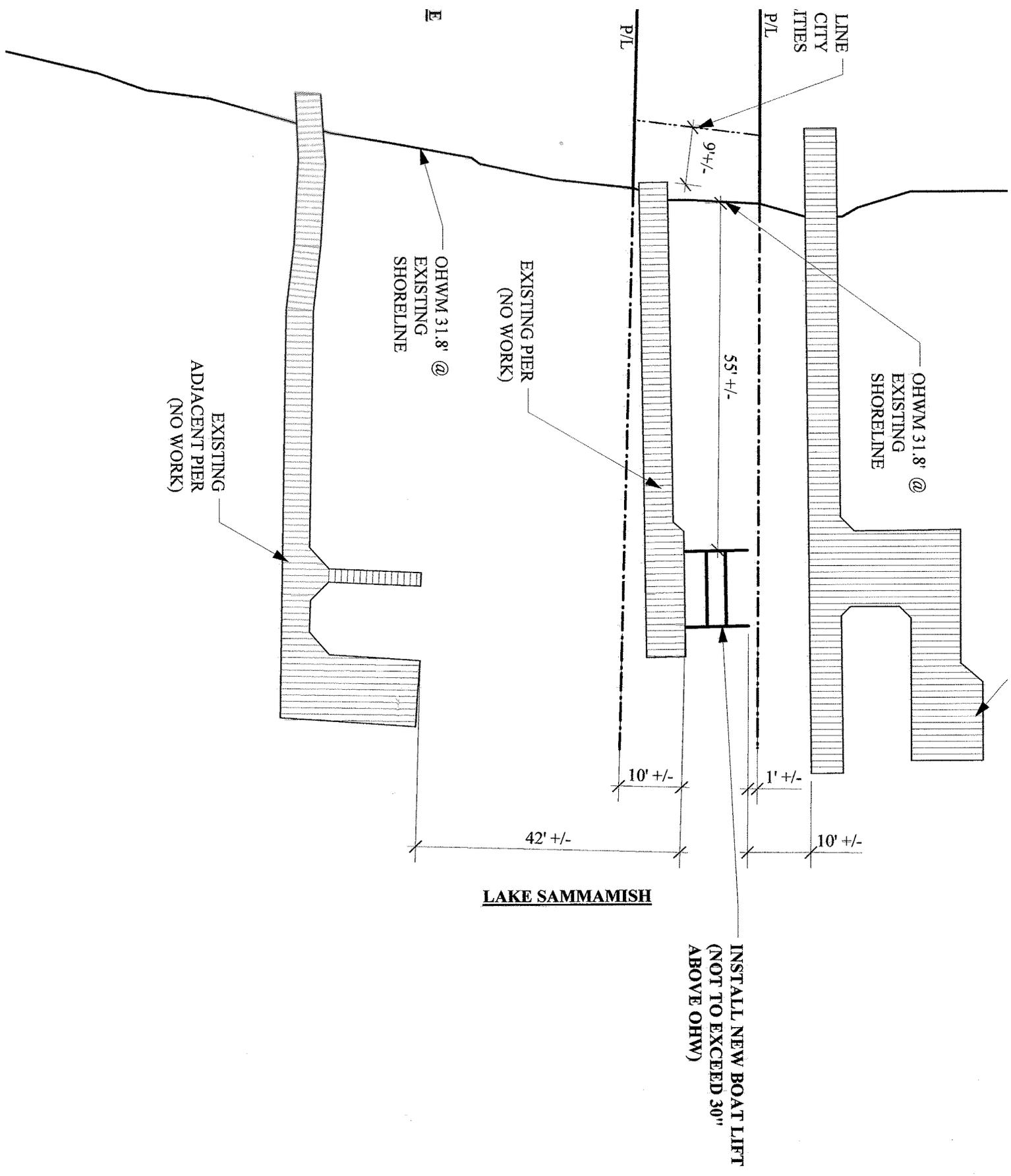
**Signature**

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 Evan W. [Signature]

Date Submitted 5/28/2009

**REVIEWED**  
By Kevin LeClair at 3:29 pm, Jun 16, 2009



**SITE PLAN - Mackey Boat Lift**