



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th AVENUE NE, P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Cougar Mountain Montessori

LOCATION OF PROPOSAL: 4442 158th Avenue SE

DESCRIPTION OF PROPOSAL: The applicant requests Conditional Use approval to legalize and expand the number of students (80) and staff (17) preschool. Expansion of the existing facility will occur with this application by 980 square feet. Said application is vested to King County regulations in effect, March 12, 2012 under King County file # L12CU001.

FILE NUMBER: 13-106186 LA

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 Development Services Department. 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 May 9, 2013.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carol V. Hellend
 Environmental Coordinator

4/22/13
 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
LAND USE STAFF REPORT**

Proposal Name: **Cougar Mountain Montessori**

Proposal Address: **4442 158th Avenue SE**

Proposal Description: The applicant requests Conditional Use approval to legalize and expand the number of students (80) and staff (17) preschool. Expansion of the existing facility will occur with this application by 980 square feet. Said application is vested to King County regulations in effect, March 12, 2012 under King County file # L12CU001.

File Number: **13-106186 LA**

Applicant: **Joan Heiting**

Decisions Included: Conditional Use Approval
(Process II. LUC 20.45B & Interlocal Agreement Between the City of Bellevue and King County Relating to the South Bellevue Annexation, Effective June 1, 2012, Bellevue Clerk's Receiving No. 48794)

Planner: Antoinette Pratt, Senior Planner

State Environmental Policy Act Threshold Determination: **Determination of Non-significance**
Carol V. Helland
Carol V. Helland, Land Use Director
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department
Carol V. Helland
Carol V. Helland, Land Use Director
Development Services Department

Application Date: March 12, 2012 with King County
Completeness Date: April 9, 2012 with King County
Notice of Application Dates: April 18, 2012 (Seattle Times) and April 20, 2012 (Bellevue Reporter) by King County
Decision Publication Date: **April 25, 2013 by City of Bellevue**
Project/SEPA Appeal Deadline: **May 9, 2013 with City of Bellevue**

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.

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Attachments

- A. King County SEPA Threshold Determination Recommendation/King County Conditional Use Staff Report and Recommendation
- B. Sample Parent Agreement

I. Proposal Description

The applicant is proposing to legalize and expand the existing Cougar Mountain Montessori (CMM) School from 55 students with 5 full time and 9 part-time staff to 80 students, 5 full and 12 part-time staff (KC Parcel # 1424059106). Minor expansion of the existing facility will occur by 980 square feet. Application is vested to King County regulations in effect on March 12, 2012 under King County file # L12CU0001. In addition to the Conditional Use application, King County sent an accompanying code enforcement file on this property (E0701100).

II. Consistency with Interlocal Annexation Agreement (Clerk's Receiving No. 48794):

At the time the application was filed with King County on March 12, 2012, the property was located in unincorporated King County. On June 1, 2012, the property was annexed into the City of Bellevue.

In accordance with the Interlocal Annexation Agreement between King County and City of Bellevue, land use permits filed with King County prior to the annexation effective date shall be reviewed by King County up to the point that King County is ready to make a final decision. King County shall then forward their recommendation to the City of Bellevue. King County forwarded their recommendation on the proposed Conditional Use on January 16, 2013 (Attachment A). A Conditional Use in King County is an administrative decision made by Kim Claussen, the assigned reviewer for this proposal and appealable to the Hearing Examiner. This application is being reviewed pursuant to Land Use Code (LUC) 20.35.200, Process II administrative decision.

The City of Bellevue has reviewed King County's attached recommendation and is issuing the final decision with additional conditions to the County recommendation. Any subsequent appeals on this decision will be processed by the City of Bellevue Hearing Examiner.

The proposal was reviewed for compliance with the King County Surface Water Manual by King County's development review engineer. The proposed Conditional Use will be required to demonstrate compliance with KCC Title 9 prior to approval of the City's Conditional Use.

III. Public Notice and Comment

The Notice of Application for this project was publicly noticed by King County on April 18, 2012 (Seattle Times) and April 20, 2012 (Bellevue Reporter) by King County. A Land Use Notification sign was erected on April 25, 2012.

King County received many comment letters and petitions from the public on this proposal. The comments are included in the project file that was forward to the City by King County. The commenters are included as "parties of record" and will receive notice of the final decision of the City. These comments have been addressed in the County's recommendation.

City of Bellevue staff has reviewed the numerous letters on this proposal. The comments have been grouped into categories as follows:

Transportation

Many residents have commented on the speed and increased number of vehicles coming from the CMM School as noted below:

1. Traffic volumes past the school bus stop at SE 43rd Street and 159th Ave SE are heavy during peak hours. There is not a sidewalk, and the uphill sight distance at that point is limited. Cars rounding the corner to go south up 158th Ave SE to the school pose a safety risk to pedestrians walking in the street to the bus stop.

City Response: Concerns about the location of school bus stops should be directed to the Safe Walk committee through the school's Principal. For example, if the bus stop is for Eastgate Elementary, the Principal of Eastgate should be consulted about the concern. As for the lack of sidewalks, SE 43rd Street is not currently included in the Ped/Bike Plan, which lists proposed sidewalk and bikeway projects in Bellevue. However, this document has a planned update in 2014 at which time the community will be encouraged to participate in commenting on proposed projects and in suggesting additional projects.

2. Another route affected by traffic generated by CMM is the steep hill from 152nd Ave SE continuing east on SE 44th Pl to 157th. A traffic study by the City of Bellevue in December, 2010, showed there are 576 vehicle trips daily past the monitoring point on SE 44th Place approximately three blocks from 158th Ave SE where CMM is located. Fifteen percent of vehicles were clocked traveling faster than 28 mph.

City Response: With average speeds of 24 mph and 85% of traffic traveling below 28 mph, traffic speeds recorded on SE 44th Pl showed the majority of motorists were driving responsibly for traffic conditions (http://www.bellevuewa.gov/pdf/Transportation/Southeast_44th_Place.pdf). Those motorists driving above the speed limit would best be addressed through a Neighborhood Traffic education program, which can be requested through bellevuentss@bellevuewa.gov or 425-452-6457. If traffic conditions change in the future, the Neighborhood Traffic Safety Services group will conduct additional reviews and make recommendations as needed.

3. SE 44th Place has no sidewalk westward from 157th Ave SE to 152nd Place SE and down the hill to 152nd Ave SE where a sidewalk was installed recently down to Eastgate Elementary School. Neighborhood school children not served by a bus walk in the street along SE 44th Place to and from Eastgate Elementary.

City Response: (See #1 for information on the Ped/Bike Plan 2014 update).

4. Plans by the CMM should be reviewed in light of the development planned in the adjacent parcel which will add approximately 16 homes.

City Response: The Traffic Impact Analysis (TIA) incorporated anticipated trips from full occupancy of the 15 single family homes into the baseline trip volumes (see #6 below). Design of the access for CMM will take the location of the adjacent driveway for the lot to the north into account.

5. The traffic impact analysis did not adequately take into account the traffic flow from the existing neighborhood, the new 15 homes, and the CMM expansion . . . the

proposed expansion would actually result in the Montessori school generating 330 average daily trips (ADTs).

City Response: The TIA correctly incorporated the anticipated 144 Terrace View Ridge daily trips by adding those trips to the counts of existing trips (see Table 8). The CMM trips are correctly described in footnotes 3, 4, and 5 on page 11 of the TIA. The allowed use of 12 students generates 54 ADT; the existing additional 43 students as described in the TIA generate 174 ADT; and the proposed expansion of 25 additional students will generate 112 ADT. **(1)**

6. Four driveways on the south end of the new Camwest development will have driveways and street parking on 158th Ave SE. This, in conjunction with overflow of CMM cars picking up and dropping off, will further compound the blockage of traffic on 158th Ave SE.

City Response: The 5000 square foot lots along 158th Ave SE have a typical street frontage length of 50 feet. With one driveway per lot, this is a typical density of driveways along a county (or City) residential street, and complies with the urban subaccess street standard of the 1993 King County Road Standards. Pickup and dropoff at CMM will be controlled by the car lane procedures referenced in Condition # G.11 of the King County Recommended Determination of Non-Significance and Section VIII of the City of Bellevue Staff Report.

7. There is a new blind corner problem on the northwest corner of the 158th/SE 44th intersection caused by the setback of the northeast corner. This blind corner creates a hazardous left turn from 158th onto SE 44th Street.

City Response: The stop sign for northbound 158th has not yet (as of this writing) been permanently installed. Drivers should stop at the stop sign, and then carefully move forward to initiate a left- or right-turn movement. The improvements at the corner are occurring as a result of the development of the adjacent plat (Terrace View Ridge) north of CMM. Final traffic operations design of this intersection will be overseen by the City of Bellevue's Transportation Department.

Non-compliant Use and Construction without Building Permits

Many residents stated that the school started out as a family daycare business in the late 1970's but the owner moved out of the facility and increased the number of students in the facility to its current level. The Conditional Use application submitted to King County increases the number of students beyond an acceptable level for a residential neighborhood.

City Response: It is true that the existing school facility has operated outside of the Land Use Codes in effect for King County. However, with the submittal of the Conditional Use application, the applicant intends to become compliant to the codes in effect which allow and regulate daycare/school facilities subject to conditional use approval. King County's recommendation does the following:

- Limits the number of students to 80
- Makes provision for drop off/pick up activities for the facility and parking

1 The number of existing students was revised to 12 plus 43 which equals 55 students.

- Requires fencing and setbacks for outdoor play equipment
- Installation of new landscaping materials with this application
- Modification of existing engineering facilities, i.e., storm water, fire flow, etc.
- Modification of existing frontage improvements

The approval of King County's recommendation will legalize the expansion that occurred when the operator moved out of the facility while allowing the additional increase in student count to 80. Ancillary permits related to the construction codes will be resolved via the City's building permit review process. To ensure that compliance is achieved via building review, the Code Compliance Division has opened its own code enforcement file (12-116480 EA) to close out outstanding building/fire code issues identified by King County along with the additional City conditions of approval.

IV. Summary of City of Bellevue Review

A. Land Use

The City of Bellevue has reviewed King County's Recommendation for Conditional Use and SEPA approval and has the following additional requirements for this proposal:

1. **Signs:** If any change is made to the existing sign, a separate sign package complying with Bellevue City Code 22.B shall be submitted to the Development Services Department for staff review and approval. Any proposed sign shall be architecturally compatible with the existing building.
2. **Landscape Installation Assurance Device:** Prior to Certificate of Occupancy, the applicant shall file with the Development Services Department a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.
3. **Landscape Maintenance Assurance Device:** The applicant shall file with the DSD a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site for a one year period.
4. **Childcare Registration:** Prior to the Certificate of Occupancy, the applicant will be required to apply for a Childcare Registration license from the City of Bellevue. Coordination will occur with the State Department of Early Learning for disbursement of said application.
5. **Parent Agreements:** Parent Agreements in the form of Attachment B must be generated for each student attending the facility. The applicant shall send this information out at the beginning of each school year for parent signature. The signed agreements shall be maintained by the operator and available for inspection upon request by the City of Bellevue.
6. **Revocation of Permit:** The Director may approve or approve with modifications an application for Conditional Use. It may be revoked at any time if the use of the facility is changed from the approved application.

See Section VIII for related conditions.

B. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed Conditional Use. The Clearing and Grading Division found no issues with the proposal.

C. Fire Department

This use must comply with the International Fire Code as a Group E occupancy. In particular, the requirements for fire sprinklers and fire alarm system in accordance with IFC 903.2.3 & 907.2.3. Emergency planning and preparedness must be in accordance with IFC chapter 4. See Section VIII for related condition.

D. Transportation Department

1. The June 2012 traffic impact analysis was based on a proposal of 76 students, 8 full time staff, and 9 part time staff. The application is currently for 80 students, 5 full time staff, and 12 part time staff. This difference in student numbers is not expected to significantly alter the conclusions of the analysis. In addition, the analysis described a northbound one-way loop access; the plans submitted as of November 15, 2012, depict a southbound loop. Final determination of the access design will occur with the engineering approval for this application.
2. Condition # G.12 of the Report and Decision to the City of Bellevue references payment of the King County Mitigation Payment System fee at the time of building permit issuance. However, the Interlocal Agreement requires that the City assess and collect traffic impact fees for permits that the City has assessment responsibility for prior to building permit issuance. CMM will need to either pay the impact fees or they will need to demonstrate that they are a nonprofit.
3. The design of street frontage improvements shall comply with Americans with Disability Act requirements.
4. The developer will be required to obtain a Right of Way Use Permit prior to any work in the right of way (BCC 14.30). Pavement restoration will be required if any disturbance of the paved right of way is necessary.
5. Improvement of sight distance for pedestrian safety through reduction or removal of vegetation at the south edge of the CMM property (adjacent to the existing driveway) may be necessary.

See Section VIII for related conditions.

D. Building Department

Upon annexation, King County transferred an open code enforcement case for CMM (E070110) to the City of Bellevue. Accordingly, LUC 20.40.450 states that the City cannot issue permits or approvals if there is an active enforcement action under Chapter 1.18 BCC. In this case, the City assumes responsibility from King County to enforce outstanding violations. In this instance, obtaining the conditional use and building permits are a requirement necessary to resolve the code violations that included establishment of a use and modification of a structure without necessary permits.

The Building Department has proposed the following conditions for this proposal:

In accordance with BCC 23.05.140, the Building Official shall only issue a Certificate of Occupancy when the applicant submits complete applications for required permits or approvals for all building additions and alterations, previously completed without approvals and the City completes review of the

applications for compliance with applicable codes and standards, issues the permits, conducts required inspections, including a final inspections, and approves the facility for occupancy.

Any alterations, additions and repairs previously completed without the appropriate permits shall initiate an enforcement action requiring that the appropriate permits be submitted for and issued.

The increased occupant load allowed by the Conditional Use Permit Report and Decision is also dependent upon compliance with the adopted Building Codes and Fire Codes in place at the time of submittal of the required permits.

Failure to comply with this condition could result in revocation of the conditional use and imposition of monetary penalties.

See Section VIII for related conditions.

E. Utilities

The Utilities Department of the Development Services Department has reviewed the proposed Conditional Use. The Utilities Department found no issues with the proposal.

V. 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 King County codes and requirements, 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.

VI. Decision Criteria

The proposed Conditional Use is vested to the King County Code that was in place on March 12, 2012.

VII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including consistency with King County Code, Interlocal Annexation Agreement between King County and City of Bellevue, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE WITH CONDITIONS** the proposal to legalize and expand the existing CMM School from 55 students with 5 full time and 9 part-time staff to 80 students, 5 full and 12 part-time staff (KC Parcel # 1424059106).

Note—Expiration of Approval: The vested status of the Conditional Use approval shall expire **two years** from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance

of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

VIII. Conditions of Approval

This approval adopts by reference all of the conditions of approval contained within the attached Conditional Use recommendation and SEPA threshold determination prepared by King County (Attachment A).

In addition to those in the attached recommendation, the following conditions of approval are imposed under the Bellevue City Code or SEPA authority referenced.

1. Certificate of Occupancy

In accordance with BCC 23.05.140, the Building Official shall only issue a Certificate of Occupancy when the applicant submits complete applications for required permits or approvals for all building additions and alterations, previously completed without approvals and the City completes review of the applications for compliance with applicable codes and standards, issues the permits, conducts required inspections, including a final inspections, and approves the facility for occupancy.

Authority: Bellevue City Code 23.05.140
Reviewer: Tom Miller, Building

2. Building Permits Required

All alterations, additions and repairs previously completed without the appropriate permits shall be resolved within the open code enforcement file (12-116480 EA) and subject to all required timelines noted therein. All appropriate building permits shall be submitted for review and issuance.

Authority: Bellevue City Code 23.05.090; 23.05.170; 23.05.180
Reviewer: Tom Miller, Building

3. Occupant Load

The increased occupant load allowed by the Conditional Use Permit Report and Decision is also dependent upon compliance with the adopted Building Codes and Fire Codes in place at the time of submittal of the required permits. Failure to comply with this condition could result in revocation of the conditional use and imposition of monetary penalties.

Authority: Bellevue City Code (2009 International Building Code section 1004)
Reviewer: Tom Miller, Building

4. International Fire Code

This use must comply with the International Fire Code as Group E occupancy. In particular, the requirements for fire sprinklers and fire alarm system in accordance with IFC 903.2.3 & 907.2.3. Emergency planning and preparedness must be in accordance with IFC chapter 4.

Authority: IFC, Chapter 4
Reviewer: Travis Ripley, Fire

5. Bellevue Transportation Impact Fee

Condition # G.12 of the Report and Decision to the City of Bellevue references payment of the King County Mitigation Payment System fee at the time of building permit issuance. The Interlocal Agreement requires that the City assess and collect traffic impact fees for permits that the City has assessment responsibility for prior to building permit issuance. CMM will need to either pay the impact fees or they will need to demonstrate that they are a nonprofit.

Authority: BCC 22.16
Reviewer: Chris Dreaney, Transportation

6. Frontage Improvements

The design of street frontage improvements shall comply with Americans with Disability Act requirements.

Authority: BCC 14.60.181
Reviewer: Chris Dreaney, Transportation

7. Right-of-Way Use Permit

The developer will be required to obtain a Right of Way Use Permit prior to any work in the right of way (BCC 14.30). Pavement restoration will be required if any disturbance of the paved right of way is necessary.

Authority: BCC 14.60.250
Reviewer: Chris Dreaney, Transportation

8. Sight Distance

Sight distance for pedestrian safety shall be improved through reduction or removal of vegetation at the south edge of the CMM property (adjacent to the existing driveway) prior to Certificate of Occupancy.

Authority: BCC 14.60.240 and 241
Reviewer: Chris Dreaney, Transportation

9. Childcare Registration Required

Prior to the Certificate of Occupancy, the applicant will be required to apply for a Childcare Registration license from the City of Bellevue. Coordination will occur with the State Department of Early Learning for disbursement of said application.

Authority: LUC 20.20.170.D
Reviewer: Antoinette Pratt, Land Use

10. 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: Antoinette Pratt, Land Use

10. Signs: If any change is made to the existing sign, a separate sign package shall be submitted to DSD for staff review and approval. Any proposed sign shall be architecturally compatible with the existing building.

Authority: BCC 22B.10.040.B.1,2
Reviewer: Antoinette Pratt, Land Use

11. Landscape Installation Assurance Device: Prior to Certificate of Occupancy, the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt, Land Use

12. Landscape Maintenance Assurance Device: The applicant shall file with the DSD a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt, Land Use

13. Revocation of Conditional Use permit: Approval of a Conditional Use permit shall be revoked if the use, facility, or traffic pattern/parking or transportation methods are changed from the submitted application or a Certificate of Occupancy is not issued pursuant to conditions two and three above.

Authority: LUC 20.30E.175.B
Reviewer: Antoinette Pratt, Land Use

14. Implement Drop-off and Pick-up Procedure: The applicant must implement and continue to enforce a drop-off and pick-up procedure as described in the applicant's materials, or equivalent. Additionally, the applicant shall be required to provide Parent Agreements in the form of Attachment B for each student attending the facility. The applicant shall send this information out at the beginning of each school year for parent signature. The signed agreements shall be maintained by the operator and made available for inspection upon request by the City of Bellevue.

Authority: LUC 20.20.740.A.6
Reviewer: Antoinette Pratt, Land Use

ATTACHMENT A
(King County SEPA Threshold Determination
And Conditional Use Staff Report and Recommendation)



King County

Department of Permitting and Environmental Review

35030 SE Douglas St., Suite 210
Snoqualmie, WA 98065-9266

206-296-6600 TTY 206-296-7217

www.kingcounty.gov

January 16, 2013

Elizabeth Stead
Urban Design Planning Manager
City of Bellevue
450-110th Avenue Northeast
Bellevue, WA 98004

RE: Cougar Mountain Montessori
Application No. L12CU001 – Conditional Use Permit
Code Enforcement Case No. E0701100

Dear Ms. Stead:

The King County Department of Permitting and Environmental Review has completed review of the conditional use permit application. Department staff have recommended that the proposed CUP can comply with the King County zoning Code (Title 21A.) and other applicable land-use regulations.

Pursuant to the provisions of the interlocal agreement between the City and the County for the review of pending applications in the Bellevue annexation area, we recommend the conditional use permit be granted approval subject to conditions. Enclosed are the following documents for your evaluation:

- Recommended SEPA Threshold Determination
- Report and Recommendations
- Labels for parties of record and 500 foot radius list
- The official King County Department conditional use permit file

**An electronic copy of the recommended TD and staff report will also be forwarded to the City. The electronic copy will be in WORD format, to aid the City of making edits to the documents, if desired.*

In addition, the Department file for the code enforcement case (file no. E0701100) has been included for resolution by the City.

If you have any questions regarding the code enforcement case, please contact Sheryl Lux at 206-477-0293 or via e-mail at Sheryl.lux@kingcounty.gov. If you have questions regarding the conditional use permit, please contact me at 206-477-3299 or via e-mail Kimberly.claussen@kingcounty.gov.

Sincerely,



Kim Claussen, Project Manager III

Cc: Joan Heiting, Cougar Mountain Montessori
Duana Kolouskava, Johns, Monroe, Mitsunaga, Kolouskava PLLC
Jon Nelson, Land Development Advisors
Jarrod Lewis, Interim Supervisor, DPER
Sheryl Lux, Code Enforcement, DPER
Bruce Whittaker, Engineer III, DPER
Nick Gillen, Ecologist III, DPER
Greg Wessel, Geologist III, DPER
Robert Eichelsdoerfer, Engineer III, KCDOT
Application File w/enc



King County

Department of Permitting and Environmental Review
State Environmental Policy Act (SEPA)

Recommended Determination of Non-Significance

For

Cougar Mountain Montessori (DDES File No. L12CU001)

Date of Issuance: January 16, 2013
(Recommendation)

Project: Proposal is a request for a conditional use permit (CUP) to legalize and expand the number of students (80) and staff (17) in the Daycare II and expand the existing structure 980 square feet

Location: 4442 158th Ave SE, Bellevue WA 98006
Parcel # 1324059020

King County Permits: Conditional Use Permit L12CU001

DPER Contact: Kim Claussen, PPM III
Phone – 206-477-0329
email - Kimberly.claussen@kingcounty.gov

Proponent: Joan Heiting
4442 158th Ave SE
Bellevue, WA 98006
425-747-5029

Zoning: R-6
Community Plan: Newcastle
Drainage Subbasin: West Lake Sammamish/Sammamish River
Section/Township/Range: 13-4-25-05

Notes:

- A. This finding is based on review of the project site plan received December 17, 2012, environmental checklist and associated documents received April 2012 (geotechnical report, drainage studies, traffic study) and other documents in the file.
- B. Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable King County codes which regulate development activities, including KCC title 21A, the International Fire and Building Codes, King County Road Standards, Surface Water Design Manual, and the grading and critical areas regulations.

Threshold Determination

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment.



King County

Department of Permitting and Environmental Review

35030 SE Douglas St., Suite 210
Snoqualmie, WA 98065-9266

206-296-6600 TTY 206-296-7217

www.kingcounty.gov

January 16, 2013

Elizabeth Stead
Urban Design Planning Manager
City of Bellevue
450-110th Avenue Northeast
Bellevue, WA 98004

RE: Cougar Mountain Montessori
Application No. L12CU001 – Conditional Use Permit
Code Enforcement Case No. E0701100

Dear Ms. Stead:

The King County Department of Permitting and Environmental Review has completed review of the conditional use permit application. Department staff have recommended that the proposed CUP can comply with the King County zoning Code (Title 21A.) and other applicable land-use regulations.

Pursuant to the provisions of the interlocal agreement between the City and the County for the review of pending applications in the Bellevue annexation area, we recommend the conditional use permit be granted approval subject to conditions. Enclosed are the following documents for your evaluation:

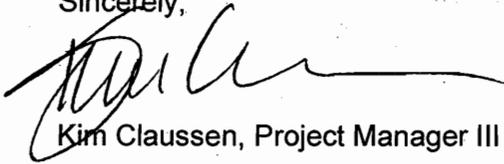
- Recommended SEPA Threshold Determination
- Report and Recommendations
- Labels for parties of record and 500 foot radius list
- The official King County Department conditional use permit file

**An electronic copy of the recommended TD and staff report will also be forwarded to the City. The electronic copy will be in WORD format, to aid the City of making edits to the documents, if desired.*

In addition, the Department file for the code enforcement case (file no. E0701100) has been included for resolution by the City.

If you have any questions regarding the code enforcement case, please contact Sheryl Lux at 206-477-0293 or via e-mail at Sheryl.lux@kingcounty.gov. If you have questions regarding the conditional use permit, please contact me at 206-477-3299 or via e-mail Kimberly.claussen@kingcounty.gov.

Sincerely,



Kim Claussen, Project Manager III

Cc: Joan Heiting, Cougar Mountain Montessori
Duana Kolouskava, Johns, Monroe, Mitsunaga, Kolouskava PLLC
Jon Nelson, Land Development Advisors
Jarrod Lewis, Interim Supervisor, DPER
Sheryl Lux, Code Enforcement, DPER
Bruce Whittaker, Engineer III, DPER
Nick Gillen, Ecologist III, DPER
Greg Wessel, Geologist III, DPER
Robert Eichelsdoerfer, Engineer III, KCDOT
Application File w/enc



Department of Permitting and Environmental Review
State Environmental Policy Act (SEPA)

Recommended Determination of Non-Significance

For

Cougar Mountain Montessori (DDES File No. L12CU001)

Date of Issuance: January 16, 2013
(Recommendation)

Project: Proposal is a request for a conditional use permit (CUP) to legalize and expand the number of students (80) and staff (17) in the Daycare II and expand the existing structure 980 square feet

Location: 4442 158th Ave SE, Bellevue WA 98006
Parcel # 1324059020

King County Permits: Conditional Use Permit L12CU001

DPER Contact: Kim Claussen, PPM III
Phone – 206-477-0329
email - Kimberly.claussen@kingcounty.gov

Proponent: Joan Heiting
4442 158th Ave SE
Bellevue, WA 98006
425-747-5029

Zoning: R-6
Community Plan: Newcastle
Drainage Subbasin: West Lake Sammamish/Sammamish River
Section/Township/Range: 13-4-25-05

Notes:

- A. This finding is based on review of the project site plan received December 17, 2012, environmental checklist and associated documents received April 2012 (geotechnical report, drainage studies, traffic study) and other documents in the file.
- B. Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable King County codes which regulate development activities, including KCC title 21A, the International Fire and Building Codes, King County Road Standards, Surface Water Design Manual, and the grading and critical areas regulations.

Threshold Determination

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment.

This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the lead agency and considering mitigation measures which the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

Comments and Appeals

Written comments or any appeal of this threshold determination must be stamped received by King County **before XXX PM on XXXX, 2013**. Appeals must be accompanied by a nonrefundable filing fee. Please reference the file numbers when corresponding.

Appeals must be in writing and state the perceived errors in the threshold determination, specific reasons why the determination should be reversed or modified, the harm the appellant will suffer if the threshold determination remains unchanged, and the desired outcome of the appeal. If the appellant is a group, the harm to any one or more members must be stated. Failure to meet these requirements may result in dismissal of the appeal.

Appeal deadline: XXX PM on XXXX, 2013

Appeal filing fee: XXXX

Address for comment/appeal: XXXXXX

Responsible Official:

XXXXXX, Responsible Official

Date



King County

Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266

L12CU001 Conditional Use Permit (CUP) **Report and Decision to the City of Bellevue**

Date of Transmittal: January 16, 2013

SUBJECT

File No: L12CU0001 – Cougar Mountain Montessori

Applicant: Joan Heiting
4442 158th Ave SE
Bellevue, WA 98006
425-747-5029

Proposal: Request for a Conditional Use Permit (CUP) to legalize and expand the number of students from 55 with 5 full time and 9 part time staff to 80 students, 5 full time and 12 part time staff, and expand the existing structure 980 square feet.

Location: 4442 158th Ave SE, Bellevue
Assessor's Parcel Number: 1424059106

King County Permits: Conditional Use Permit L12CU0001

Zoning: R-6
Community Plan: Newcastle
Drainage Subbasin: West Lake Sammamish/Sammamish River Basin
STR: 14-25-05

Date Submitted: March 12, 2012
Date Complete: April 9, 2012

BACKGROUND

An application for a CUP was made on March 12, 2012, and determined complete on April 9, 2012. As part of the public notice requirements, the applicant posted the site pursuant to K.C.C. 20.20 on April 25, 2012. The Conditional Use Permit application was provided in response to a code enforcement case (E0701100 – construction of an enclosed sunroom without a permit or inspection).

King County conducted an on-site examination of the subject property and has discussed the proposed development with the applicant to clarify technical details of the application, and to determine the compatibility of this project with applicable King County plans, codes, and other official documents regulating this development. The Department of Permitting and Environmental Review File L2CU0001 containing the applicant's submitted information, public notice, documentation by staff and correspondence are incorporated herein by reference.

FINDINGS:

A. REQUEST BY APPLICANT:

The applicant has requested a Conditional Use Permit (CUP) to expand the number of students at Cougar Mountain Montessori from 55 to 80 and increase the staff from 5 full time and 9 part time to 5 full time and 12 part time staff, within the subject Urban Residential zone.

When the existing Montessori/daycare facility was established in 1977 in the single family residence, a conditional use permit was not required. Under current code KCC 21A., a conditional use permit is not required for a daycare (Daycare I) if the number of students do not exceed 12. However, over time, this facility, which is no longer a single family residence, has grown to 55 students and 14 full and part time staff and proposes to expand to house 80 children and 17 full and part-time staff. As a result it is considered a daycare II, which requires a conditional use permit under King County Code. In addition to the Daycare II, the applicant's CUP request also includes a 980 square foot expansion of the existing structure., The applicant is also proposing to remove a portion of the existing building (northeast corner) in order to meet the required setbacks.

Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the responsible official of DPER recommended a threshold determination of non-significance (DNS) to the City of Bellevue. This recommendation was based on the review of the environmental checklist and other pertinent documents, resulting in the conclusion that the proposal would not cause probable significant adverse impacts on the environment.

B. EXISTING CONDITIONS:

1. General Zoning in the Area: The subject property and the neighboring properties are designated Urban residential by the King County Comprehensive Plan and are zoned Urban Residential (R-6).
2. Existing Development on the Subject Property: The subject parcel is approximately .99 acres and developed as a daycare facility/Montessori school in an existing single family structure in a residential neighborhood.
3. Development on Adjoining Property: Neighboring and vicinity properties are developed with single family residences.
4. Physical Land Characteristics: The subject parcel is rectangular in shape and slopes mildly from west to east-northeast, The eastern portion of the site is identified as erosion and landslide hazard area.

Existing native vegetation and landscaping will be retained on the site, with the exception of the significant trees in the northwestern portion of the site which will be removed as a result of the required improvements. As it exists, additional landscaping is needed to meet the requirements of K.C.C. 21A.16, Landscaping, for a commercial use in a residential zone. This will consist of additional buffers (Type II) along the frontage and interior lot lines. A landscape plan is required for review by DPER prior to issuance of a building permit.

5. **Drainage:** A DPER Engineer reviewed the proposal for compliance with drainage requirements. The engineer has determined that the proposal has the ability to comply with the 2009 King County Surface Water Design Manual. Detailed design of the drainage facilities will occur with the building permit. See section G for drainage requirements.
6. **Access:** The site is accessed from 158th Place SE, a two-lane subaccess road.. The King County Department of Transportation (KCDOT) has reviewed the traffic, access and circulation issues associated with the proposed increase usage of the property and is in agreement with the conclusions. The project is required to dedicate additional right-of-way along the frontage, as well as provide urban improvements – curb, gutter and sidewalk.
7. **Utility Services:** The property is served by public sewer and water provided by the City of Bellevue. Certificates of water and sewer availability were issued by the City of Bellevue February 2, 2012.
8. **Fire Protection:** The Certificate of Water Availability from the City of Bellevue indicates that water will be available to the site in sufficient quantity to satisfy King County Fire Flow Standards. Prior to issuance of a building permit, the water service facilities must be reviewed and approved per King County Fire Flow Standards.

C. **APPLICABLE KING COUNTY CODES:**

1. **K.C.C. 21A.08.050 (A) General Services Land Uses.** A conditional use permit is required for a Daycare II in a Residential zone unless as a reuse of a public school facility or as an accessory use to a school, church, park, sport club or public housing administered by a public agency.
2. **K.C.C. 21A.12.220 Nonresidential land uses in residential zones.** Except for utility facilities, uses listed in K.C.C. 21A.08.100, and nonresidential uses regulated by 21A.12.230, all nonresidential uses located in the RA, UR, or R zones shall be subject to the following requirements:
 - A. Impervious surface coverage shall not exceed:
 1. Forty percent of the site in the RA zone.
 2. Seventy percent of the site in the UR and the R-1 through R-8 zones.
 3. Eighty percent of the site in the R-12 through R-48 zones.
 - B. Buildings and structures, except fences and wire or mesh backstops, shall not be closer than 30 feet to any property line, except as provided in subsection C.

- C. Single detached dwelling allowed as accessory to a church or school shall conform to the setback requirements of the zone.
- D. Parking areas are permitted within the required setback area from property lines, provided such parking areas are located outside of the required landscape area.
- E. Sites shall abut or be accessible from at least one public street functioning at a level consistent with King County Road Design Standards. New high school sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards.
- F. The base height shall conform to the zone in which the use is located.
- G. Building illumination and lighted signs shall be designed so that no direct rays of light are projected into neighboring residences or onto any street right-of-way. (Ord. 11802 § 5, 1995; Ord. 11621 § 44, 1994; Ord. 10870 § 359, 1993).

- 3. **K.C.C. 21A.16.050 (A) Landscaping – street frontage.** Ten feet of Type II landscaping is required for commercial uses.
- 4. **K.C.C. 21A.16.050 (D) Landscaping – interior lot lines.** Twenty feet of Type I landscaping shall be included in a commercial use, excluding distribution or transmission corridors, when located outside a public-right-of-way.
- 5. **K.C.C. 21A.44.040 Conditional use permit.** A conditional use permit shall be granted by the County, only if the applicant demonstrates that:
 - A. The conditional use is designed in a manner which is compatible with the character and appearance with the existing, or proposed development in the vicinity of the subject property;
 - B. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
 - C. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;
 - D. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;
 - E. The conditional use is not in conflict with the health and safety of the community;
 - F. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
 - G. The conditional use will be supported by adequate public facilities -+or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities; and
 - H. The conditional use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title.

D. COMPREHENSIVE PLAN POLICIES:

The area is designated as Urban Residential under the King County Comprehensive Plan (KCCP). These uses shall be sited, sized and landscaped to complement urban character as defined in Policy U-101, to prevent impacts to the environment and function with services.

U-101 Development within the Urban Growth Area should create and maintain safe, healthy and diverse communities. These communities should contain a range of affordable housing and employment opportunities, school and recreational facilities and should be designed to protect the natural environment and significant cultural resources.

E. OTHER FINDINGS:

1. Numerous public comments were received expressing concerns regarding increased noise and traffic along 158th Place SE. Many of the neighbors cited specific concerns regarding potential conflicts between drivers and pedestrians and the increase in the volume of traffic.

The applicant submitted a Traffic Impact Analysis (TIA) prepared June 2012 by Gibson Traffic Consultants for Cougar Mountain Montessori. This study evaluated the access, trip generation, trip distribution, trip assignment, speed and level-of-service. The traffic study stated the Montessori school will generate 112 average daily trips. The study indicates that the existing daily, peak-hour counts and speed analysis are within the allowable and typical for the surrounding roadways. King County Dept. of Transportation has reviewed the study and is in agreement with the conclusions.

This proposal has been reviewed under the criteria in King County Code 14.70, Transportation Concurrency Management; 14.80, Intersection Standards; and King County Code 14.75; Mitigation Payment System.

- a. King County Code 14.70 – Transportation Concurrency Management: The Transportation Certificate of Concurrency, indicates that transportation improvements or strategies will be in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six (6) years, according to RCW 36.70A.070(6).
- b. King County Code 14:80 – Intersection Standards: No intersections exceed intersection standards as a result of this proposal.
- c. King County Code 14.75 – Mitigation Payment System: King County Code 14.75, Mitigation Payment System (MPS), requires the payment of a traffic impact mitigation fee (MPS fee) and an administration fee for each single-family residential lot or unit created. MPS fees are determined by the zone in which the site is located. This site is in Zone 427 per the MPS/Quartersection list. MPS fees may be paid at the time building permits are issuance. The amount of the fee will be determined by the applicable fee ordinance at the time the fee is collected.

- d. The applicant has also proposed car lane drop off and pick up procedures and times during the peak hours to reduce congestion. The times identified are 9-9:15 am, 12:20-12:25, 2:50-3:05, 3:50-4:05. The drop off/pick up procedures shall be monitored and revised as necessary, subject to DPER review and approval.

F. CONCLUSIONS:

1. The existing school facility is designed in a manner which is compatible with the character and appearance of existing, or potential, residential uses in the vicinity of the subject property.
2. The requested CUP to increase the number of students at the site will not affect the location, height of the buildings, structures, walls and fences, and screening vegetation on the site to the existing day care facility and will not unreasonably hinder neighborhood circulation or discourage the permitted development or use of neighboring properties. Note, the proposal includes removal of a portion of the existing structure in the northeast corner of the building and the construction of an approximately 980 square foot addition.
3. The day care facility is designed in a manner that is compatible with the physical characteristics of the subject property.
4. Subject to the conditions listed below, the granting of the requested CUP. Would not be incompatible with or detrimental to, the overall health and safety of the community.
5. The use is supported by adequate public facilities and will not affect public services to the surrounding area.
6. The proposal, as conditioned, is not in conflict with the policies of the King County Comprehensive Plan and is consistent with the requirements of the King County Code Title 21A., Zoning.

G. DECISION:

The Conditional Use Permit is hereby GRANTED, subject to the following conditions:
Note, references to King County and/or Dept. of Permitting and Environmental Review (DPER) includes successor agency (i.e. City of Bellevue)

1. This permit shall become null and void if a building permit or Occupancy Permit, as may be required, is not issued within four years from the transmittal date of this report unless an extension to this decision is approved by DPER. Except as amended by these conditions, the building permit shall be in conformance with the site plan received December 17, 2012, a reduced copy of which is attached as Attachment C. Note, this includes removal of a portion of the existing structure to comply with setbacks – KCC 21A.12.220.

2. No more than 80 students may be enrolled at the Montessori facility at any one time.
3. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet.
4. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining residential zones.
5. Ten feet of Type II landscaping shall be provided along the frontage. Twenty feet of Type I landscaping shall be provided along the interior lot lines, adjacent to residential development (KCC 21A.060) A landscape plan shall be submitted for review and approval with the building permit. Existing vegetation may be utilized for this requirement. KCC 21A.16.
6. Parking:
 - a. The number of off-street parking spaces shall be in accordance with KCC 21A.18.030. The minimum necessary for a daycare II is 2 per facility plus 1 space for each 20 children.
 - b. The parking stall and aisle dimensions shall be in accordance with KCC 21A.18.110. The number and design of the parking shall be reviewed for compliance prior to building permit issuance.
7. Surface Water Design Manual – The engineering plans and technical information report to be submitted with the future building permit shall comply with the 2009 King County Surface Water Design Manual. The engineering plans and calculations shall incorporate the following off-site mitigation items:
 - a. The ditch along the westerly property line of Baker View shall have obstructions such as fencing and vegetation removed.
 - b. The inlet to the 12" ADS pipe on lot 6 of Baker View shall be cleared.
 - c. A rock pad shall be constructed at the outfall of the 12-inch conveyance pipe from the Bakerview plat. The capacity of the pipe shall be verified to ensure it meets the Surface Water Design Manual Core Requirement No. 4.
 - d. The channel from the outfall of the Bakerview tightline to the culvert under SE 44th Way shall be upgraded with a v-ditch to ensure adequate conveyance capacity and to reduce erosion potential of that reach.
 - e. A trash rack shall be added to the 18-inch diameter culvert inlet that crosses under SE 44th Way to reduce the potential for blockage of the culvert. The outlet end of the cross culvert shall be repaired. A rock pad shall be installed at the outlet of the culvert to reduce future erosion potential
8. The engineering plans shall address the requirements of King County Code 16.82.156

9. The proposed project shall comply with the 2007 King County Road Design and Construction Standards (KCRD&CS) including the following requirements:
 - a. The frontage along 158th Ave SE shall be improved to urban subaccess street standards.
 - b. The existing driveway connections which do not conform to the King County Road Design and Construction Standards shall be reconstructed to the requirements for new driveways.
 - c. An additional 10 feet of right of way along the property frontage and sufficient right of way to maintain a 22 foot pavement access to short plat L00S0015 to the south shall be provided prior to building permit issuance.
 - d. The project shall provide 12 feet of roadway width (measured from the current pavement centerline) in addition to curb, gutter and sidewalk
 - e. Modifications to the above road conditions may be considered according to the variance provisions in Section 1.12 of the KCRD&CS.
10. The applicant shall provide documentation supporting the use of the existing 30-foot private road easement along the property frontage for review and approval by DPER or successor agency or provide documentation which indicates the existing easement has been relinquished. Required parking shall not be located within this private easement.
11. The daycare shall adhere to the car lane procedures for arrivals and departures to reduce congestion. Car lane times are 9-9:15 am, 12:20-12:25, 2:50-3:05, 3:50-4:05. These procedures and times shall be monitored and revised as necessary, subject to review and approval by DPER.
11. The applicant must obtain the approval of the King County Fire Protection Engineer for the adequacy of the fire hydrant, water main, and fire flow standards of Chapter 17.08 of the King County Code.
12. The applicant or subsequent owner shall comply with King County Code 14.75, Mitigation Payment System (MPS) by paying the required MPS fee and administration fee as determined by the applicable fee ordinance. The applicant shall pay the MPS fee at the time of building permit issuance.

Ordered this XXX day of XXX, 2013

King County Department of Permitting
And Environmental Review

Date Mailed XXXX

Date Appeal Period Ends XXX

MAILED to the following Parties and Persons of Interest: See Attachment B.

ATTACHMENTS:

- Attachment A - Right to Appeal
- Attachment B - Persons of Interest/Parties
- Attachment C - Site plan received November 17, 2009

ATTACHMENT A

RIGHT TO APPEAL

This action may be appealed in writing to the King County Hearing Examiner, with a fee of \$250 (check payable to King County Office of Finance).

Filing an appeal requires actual delivery to the King County Department of Permitting and Environmental Review prior to the close of business 4:00 p.m.XXX. The cashier is located near the reception desk .Prior mailing is not sufficient if actual receipt by the Department does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Department is not open on the specified closing date, in which event delivery prior to 4:00 p.m. on the next business day is sufficient to meet the filing requirement.

If a timely Notice of Appeal has been filed, the appellant shall file a statement of appeal by 4:00 p.m.XXX. The statement of appeal shall identify the decision being appealed (including file number) and the alleged errors in that decision.

The statement of appeal shall state: 1) specific reasons why the decision should be reversed or modified; and 2) the harm suffered or anticipated by the appellant, and the relief sought. The scope of an appeal shall be based on matters or issues raised in the statement of appeal. Failure to timely file a notice of appeal, appeal fee, or statement of appeal deprives the Examiner of jurisdiction to consider the appeal.

Appeals must be submitted to the Department of Permitting and Environmental Review addressed as follows:

LAND USE APPEAL
Department of Permitting and Environmental Review
35030 SE Douglas St., Suite 210
Snoqualmie, WA 98065-9266

A request for a pre-hearing conference may be made by any party. For more information regarding appeal proceedings and pre-hearing conferences, please contact the Office of the Examiner at 206-296-4660 for a Citizens' Guide to the Examiner hearings and/or read K.C.C. 20.20 and 20.24. The Web address is:
http://metrokc.gov/council/HearingExaminer/guide_hearings.htm.

ATTACHMENT B

PERSONS OF INTEREST AND PARTIES

Transmitted to the following Persons of Interest and Parties for LL12CU001:

ABRAHAM CLAUDIA 11625 SE 61ST PLACE BELLEVUE WA 98006
AHIPENG ZHAD & SUFFEN LI 15772 SE 44TH PL BELLEVUE WA 98006
ALBERS SUZANNE & ROBERT 4334 157th PI SE Bellevue WA 98006
ALLENKELLEHR TRACI 4229 159TH AVE SE BELLEVUE WA 98006
ANDERSEN HEATHER 3202 W LAKE SAMMAMISH PARKWAY SE BELLEVUE WA 98008
ANDERSON GARY & ANN 15412 SE 44th PI Bellevue WA 98006
ANDERSSON CAROLINA 4412 155th Ave SE Bellevue WA 98006
ANJUMAN NYMAN 6083 167TH AVE SE BELLEVUE WA 98006
ANNAND JAMES & KARI 15617 SE 42ND PL BELLEVUE WA 98006
ARTEM A. 16022 SE 43rd St Bellevue WA 98006
ASHE CHRIS & NANCY 4449 155TH AVE SE BELLEVUE WA 98006
ASHE NANCY 4449 155th Ave SE Bellevue WA 98006
B. JOHN 4333 157th PI SE Bellevue WA 98006
BAERWADE MATT WATER QUALITY MANAGER 9416 384TH AVE SE SNOQUALMIE WA 98065
BAKER ERICA 15824 SE 43RD PL BELLEVUE WA 98006
BANKSON ANNE 15819 SE 43rd PI Bellevue WA 98006
BANKSON BRETT & ANNE 15819 SE 43RD PL BELLEVUE WA 98006
BANKSON DANIEL 15819 SE 43rd PI Bellevue WA 98006
BARIBAULT MARGUERITE 15819 SE 43RD PL BELLEVUE WA 98006
BARTHEL JOANNE 4404 153rd Ave SE Bellevue WA 98006
BENCKE 4888 162ND AVE SE BELLEVUE WA 98006
BERNSTEIN MORRIS 15605 SE 44th PI Bellevue WA 98006
BIEN MICHELLE 15612 SE 43RD ST BELLEVUE WA 98006
BIRDS STEVE & KIM 15538 SE 44th PI Bellevue WA 98006
BLUMENSTEIN JOHN & DEANNA 4333 157TH PL SE BELLEVUE WA 98006
BLUMSTEIN DEANNE 4333 157th PI SE Bellevue WA 98006
BOBICK INNA 4529 153rd Ave Bellevue WA 98006
BOWER GREG & KAREN 15622 SE 43rd PI Bellevue WA 98006
BRAALEN LIA 4103 135TH PL SE BELLEVUE WA 98006
BRIDGETTE E. 16008 SE 43rd St Bellevue WA 98006
BROCATO JANA & ANTHONY 15621 SE 43RD ST BELLEVUE WA 98006
BROWN CAROLYNNE, ROGER & PATRICIA 15606 SE 43RD PL BELLEVUE WA 98006

BROWN D. 4400 157th Ave SE Bellevue WA 98006
BROWN DICK 4400 157TH AVE SE BELLEVUE WA 98006
BROWN HEATHER & BEN 4503 155th Ave SE Bellevue WA 98006
BROWN JUDY 15304 SE 44TH ST BELLEVUE WA 98006
BROWN JUDY 4400 157th SE Bellevue WA 98006

BROWN MARGARET 15818 SE 43RD PL BELLEVUE WA 98006
BROWN ROGER 15606 SE 43rd Pl Bellevue WA 98006
BROWN STEVEN 4516 153rd Ave SE Bellevue WA 98006
BUDLONG IRENE & BERT 4327 158TH PL SE BELLEVUE WA 98006
CANILLA JOSEPH 4511 154th PI SE Bellevue WA 98006
CH BARRY 4214 160TH AVE SE BELLEVUE WA 98006
CHAFFEY MARK 4428 153rd SE Bellevue WA 98006
CHALFAN KATHRYN 5615 140th PI SE Bellevue WA 98006
CHEN JIM 15614 SE 43rd PI Bellevue WA 98006
CHESNEY JOHN & MARIA 15652 SE 43RD ST BELLEVUE WA 98006
CHIN CON 4332 158th PI SE Bellevue WA 98006
CLARK TOM & JOYCE 4423 154TH PL SE BELLEVUE WA 98006
CLAUSSEN KIM KC DPER 35030 SE DOUGLAS ST. STE. 210 SNOQUALMIE WA 98065
COMMONS CHERYL 15824 SE 43rd PI Bellevue WA 98006
CONWAY JEANNINE & PHIL 12612 SE 26TH PL BELLEVUE WA 98005
COOK-LEE TRACEY 4460 158TH AVE SE BELLEVUE WA 98006
COSTELLO 35231 SE RIDGE ST SNOQUALMIE WA 98065
COSTELLO ANA & TIM 35231 SE RIDGE ST SNOQUALMIE WA 98065
CRAIG 505 INDIGO PLACE NW ISSAQUAH WA 98027
DALTON BILL 4545 153rd Ave Bellevue WA 98006
DAVIS GENE & SHARON 15304 SE 44TH PL BELLEVUE WA 98006
DAVIS HOWARD & SHARON 15304 SE 44th PI Bellevue WA 98006
DEAK JIM 15566 SE 44th PI Bellevue WA 98006
DITTIG BILL & MARY 4248 159TH AVE SE BELLEVUE WA 98006
DITZ MARRIN 4248 159TH BELLEVUE WA 98006
DIXON 4762 172ND CT SE BELLEVUE WA 98006
DRESEVIC OLIVERA 4468 158th Ave SE Bellevue WA 98006
EDUINSON LENNART 15318 SE 42ND PL BELLEVUE WA 98006
EICHELSDOERFER ROBERT SR TRAFFIC ENGR KC DOT RD SERV DIV
F. ELAINE 15506 SE 44th PI Bellevue WA 98006
FENN KATHERINE & THOMAS
4401 155th Ave SE Bellevue WA 98006
FISSINGER 4340 156th PI SE Bellevue WA 98006
FLEISHMAN ILANA 15605 SE 44TH PL BELLEVUE WA 98006
FLYNN JIM 14810 SE 65TH ST BELLEVUE WA 98006
FONG YOUYI & YING HUANG 5745 145th Ave SE Bellevue WA 98006
FOREE JERRY & SHARON 4425 155th Ave SE Bellevue WA 98006
FORENZA 4553 185TH AVE SE ISSAQUAH WA 98027
FORSTER MARIE & FRED 15922 SE 42nd PI Bellevue WA 98006
FUJI MYRA 15615 SE 43rd PI Bellevue WA 98006
FUJII NEIL 15615 SE 43rd PI Bellevue WA 98006
GERARD BRYAN 15520 SE 44th Court Bellevue WA 98006
GERSCH ARNOLD & PHYLLIS 15713 SE 44TH PL BELLEVUE WA 98006
GILLASPIE SHARON E. P.O. BOX 632 MEDINA WA 98039-0632
GILLMAN JEFF & MARCY 15811 SE 43rd PI Bellevue WA 98006
GREF & YUNG 4645 177TH AVE SE BELLEVUE WA 98006
GUR & MEYRAV KIMCHI 3023 128TH AVE NE BELLEVUE WA 98005
GUYMEVE DAVIN 4536 153rd Ave Bellevue WA 98006

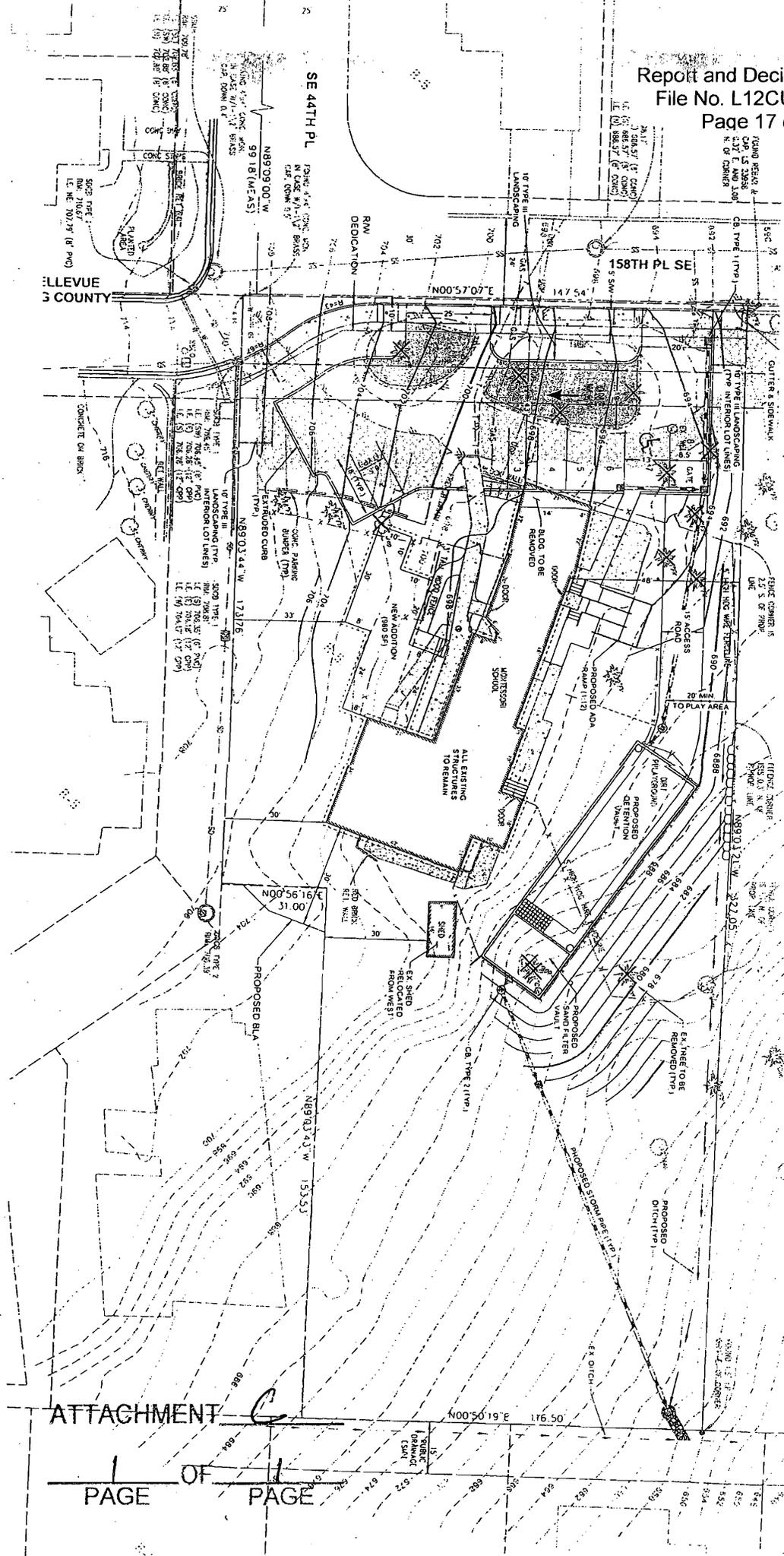
HAGUE JANE COUNCILMEMBER DIST 6 METROPOLITAN KC COUNCIL 516 3RD AVE RM 1200 SEATTLE WA 98104
HARDS SALLY 15327 SE 45th St Bellevue WA 98006
HARRIS 1488 24TH AVE NE ISSAQUAH WA 98029
HAYS KIRK 18905 46TH
4442 158TH AVE SE BELLEVUE WA 98006
HEITING JOAN COUGAR MOUNTAIN MONTESSORI 4442 158TH AVE SE BELLEVUE WA 98006
HERTOG COSMINA 4309 158TH PL SE BELLEVUE WA 98006
HILLIER DAVID & LADEANA 4448 158TH AVE SE BELLEVUE WA 98006
HIRSCH MICHAEL 3655 131ST AVE SE BELLEVUE WA 98006
HITCHCOCK LAURA 15313 SE 43RD PL BELLEVUE WA 98006
HIUGGINS C 15340 SE 43RD PL BELLEVUE WA 98006
HOFER JEN & KIM 15833 SE 43rd Pl Bellevue WA 98006
HOGARTH MARYANN & JIM 15820 SE 43RD ST BELLEVUE WA 98006
HOLTAN 14743 SE 66TH ST BELLEVUE WA 98006
HORSFIELD 414 238TH AVE NE SAMMAMISH WA
HOWLAND SHARON 15910 SE 42nd Pl Bellevue WA 98006
HULST DARREN 14231 144TH AVE SE RENTON WA 98059
HUNG & BURRELL 68 CASCADE KEY BELLEVUE WA 98006
HUTTONS 3202 W LK SAMM PKWY SE BELLEVUE WA 98008
JORGENSEN PATRICIA & RONALD 4221 160TH AVE SE BELLEVUE WA 98006
JUD 4427 158 AVE SE BELLEVUE WA 98006
JUDY & JOHN GARLING 4363 153RD AVE SE BELLEVUE WA 98006
KABER JASON 14628 156TH AVE SE RENTON WA 98059
KAMALI 24905 SE 40TH DRIVE ISSAQUAH WA 98029
KEARNEY F.P. & C. 15804 SE 43rd Pl Bellevue WA 98006
KEITHLEY LAURA 15644 SE 43RD ST BELLEVUE WA 98006
KELLEY JOHN 4504 155TH AVE SE BELLEVUE WA 98006
KELLEY KRISTIE 4504 155th Ave SE Bellevue WA 98006
KELLEYS 8914 138TH AVE SE NEWCASTLE WA 98059
KIM HWA SOON 4439 158TH AVE BELLEVUE WA 98006
KLETT KAREN 4439 154TH PL SE BELLEVUE WA 98006
KOGEL MIKE & KIM 15930 SE 43RDST BELLEVUE WA 98006
KRAUSE CHRISTINE 15826 SE 43rd Pl Bellevue WA 98006
KRAUSE STEPHEN & CHRISTINE 15826 SE 43RD PL BELLEVUE WA 98006
L. CHUCK 4527 156TH PL SE BELLEVUE WA 98006
L. CRAIG 4414 154th Pl SE Bellevue WA 98006
LAMBIE GAVIN 4345 158TH PL SE BELLEVUE WA 98006
LANGE STEVE 4402 157th Ave SE Bellevue WA 98006
LARDIERI STEPHEN 4625 152ND PL SE BELLEVUE WA 98006
LAU CHAN SENG & FRANCIS 15746 SE 44TH PL BELLEVUE WA 98006
LEE 15921 SE 43rd St Bellevue WA 98006
LEE OAUKINE 4215 159TH AVE SE BELLEVUE WA 98006
LENCH MICHAEL 15521 SE 44th Court Bellevue WA 98006
LEWIS JARROD SUPERVISOR PCS BFS
LEWIS LAUREN 2102 137TH PL SE BELLEVUE WA 98005
LI BUNN TANYA 14225 SE 87TH PLACE NEWCASTLE WA 98059
LIABRAATEN JULIE & TRISTAN 4103 135TH PL SE BELLEVUE WA 98006

LIABRAATEN TRISTAN 17409 SE 47TH ST BELLEVUE WA 98006
LOY ALLISON 4226 160TH AVE SE BELLEVUE WA 98006
M. HARRY & BETTY 4420 158th Ave SE Bellevue WA 98006
MALKIN PHILIP 4407 153RD AVE SE BELLEVUE WA 98006
MANNING PENELOPE 4420 158th Ave SE Bellevue WA 98006
MAYER PATTY 4357 153 SE BELLEVUE WA 98006
MCCONNELL LELA 4404 155th Ave SE Bellevue WA 98006
MCELROY MARY & MELVIN 4501 153rd Ave SE Bellevue WA 98006
MILLER 5918 128TH AVE SE BELLEVUE WA 98006
MORRISON TODD & KAY 15420 SE 44th Pl Bellevue WA 98006
MORRISSEY PHILIP & VIRGINIA 4412 153RD AVE SE BELLEVUE WA 98006
MOUTON ANNETTE 4417 156th Pl SE Bellevue WA 98006
MYLES NANCY NW SERV AREA MGR. WA ST DEPT OF EARLY LEARNING 805 156TH AVE NE
BELLEVUE WA 98007
NAKAMURE SUSAN 4435 152nd Pl SE Bellevue WA 98006
NELSON JON LAND DEV ADVISORS 12865 SE 47TH PL BELLEVUE WA 98006
NELSON JON LAND DEVELOPMENT ADVISORS LLC 12865 SE 47th Place Bellevue WA 98006
NEWTON SANDRA & DICK 4337 158th Pl SE Bellevue WA 98006
NGUYEN 15309 SE 82ND ST NEWCASTLE WA 98059
NOCEM JOLYNN 15831 SE 43rd Pl Bellevue WA 98006
NYMAN ANJUMAN 6083 167TH AVE SE BELLEVUE WA 98006
NYMAN MATT & ANJUMAN 6083 167TH AVE SE BELLEVUE WA 98006
OSSEWAARDE MARK FIRE ENGR KC DPER
P. STEVE 15815 SE 43rd Pl Bellevue WA 98006
PAGE LINDA 15515 SE 44th Pl Bellevue WA 98006
PANCELLA JULIE 4224 161ST BELLEVUE WA 98006
PASION MARYLOU 4422 152ND PL SE BELLEVUE WA 98006
PEITER M. 15827 SE 43rd Pl Bellevue WA 98006
PERRY PHYLLIS 4429 156TH PL SE BELLEVUE WA 98006
PERRY WILLIAM & PAMELA 4330 157th Pl SE Bellevue WA 98006
PETRINI LAURA & ANDREW 15727 SE 44TH PL BELLEVUE WA 98006
RABE MARY & ROBERT 4918 155TH AVE SE BELLEVUE WA 98006
RACHAL MARY 436 157TH AVE SE BELLEVUE WA 98008-4826
RADER MAGGIE 15911 SE 41ST PL BELLEVUE WA
RAIKES DR. HEATHER PHD ./ NEILL 13530 SE 37TH ST BELLEVUE WA 98006
RAIKES/NEILL 13530 SE 37TH ST BELLEVUE WA 98006
RAKE LESLIE 4331 157th Ave SE Bellevue WA 98006
RASMUSSEN JUDITH 4237 159TH AVE SE BELLEVUE WA 98006
REEDER TODD & AMY 15916 SE 42nd Pl Bellevue WA 98006

RESIDENT 1 15720 SE 44TH PL BELLEVUE WA 98006
RICHARDS & SGROSSO 12522 SE 75TH PL NEWCASTLE WA 98056
RICHARDS PAT & BECKY 4430 155th Ave SE Bellevue WA 98006
ROHINI RAO 5309 164TH AVE SE BELLEVUE WA 98006
RUSSELL JOHN & JAYNE & JUDITH 15922 SE 43RD ST BELLEVUE WA 98006
SALINGER ANNE 3315 72ND AVENUE SE MERCER ISLAND WA 98040
SASSUMEN ERIC 4424 156TH PL SE BELLEVUE WA 98006
SAYER VERONICA 16513 NE FIRST STREET BELLEVUE WA 98008

SCHMIDT CURT 4230 160TH AVE SE BELLEVUE WA 98006
SCHULTZ 15739 SE 44TH PL BELLEVUE WA 98006
SGROSSO ROSIE & RICHARDS KENNY 12522 SE 75TH PL NEWCASTLE WA 98056
SHANMUHAN 6818 163RD PL SE BELLEVUE WA 98006
SHELNOTT JACK 15313 SE 43RD PL BELLEVUE WA 98006
SHON PAUL & HELEN 16066 SE 45TH PL ISSAQUAH WA 98027
SIMMONS PAT SURV KC DPER
SMITH/BEARDSLEY 1629 187TH AVE NE BELLEVUE WA 98008
SOKOLIC 1045 144TH AVE NE BELLEVUE WA 98007
SONG SARA 15734 SE 44TH PL BELLEVUE WA 98006
SOWMYA PATTABHI 5611 140TH PL SE BELLEVUE WA 98006
STAY KRISTIN 5214 137TH PL SE BELLEVUE WA 98006
STEAD LIZ CITY OF BELLEVUE P.O. BOX 90012 BELLEVUE WA 98009
STIRRET ALISON 15400 SE 44th Pl Bellevue WA 98006
STROMBERG AMY 4722 173RD PL SE BELLEVUE WA 98006
SUN HONG 15734 SE 44TH PL BELLEVUE WA 98006
SURAN DOREEN 4226 160TH AVE SE BELLEVUE WA 98006
SYROUTE CLINTON 4304 158TH PL BELLEVUE WA 98006
T. DIANE 4439 153rd Ave SE Bellevue WA 98006
TAKAMOTO KENYU & MIDORI 15761 SE 44TH BELLEVUE WA 98006
THOMPSON RON & TRACEY 4322 158th Pl SE Bellevue WA 98006
TOWNSEND STEVE KC DPER 35030 SE DOUGLAS ST SUITE 210 SNOQUALMIE WA 98065
TRACEY COOK-LEE 4460 158TH AVE SE BELLEVUE WA 98006
TSAI-LIEN HSIE 15415 SE 64TH PL BELLEVUE WA 98006
VUZOBULE CATHY JO 4407 153RD AVE SE BELLEVUE WA 98006
WADE KIM 15330 SE 45th St Bellevue WA 98006
WALKER 4607 142ND PL SE BELLEVUE WA 98006
WALLIS DAN 15321 SE 43RD PL BELLEVUE WA 98006
WEBB B 15615 SE 44TH PL BELLEVUE WA 98006
WEBB WILLIAM 15615 SE 44th Pl Bellevue WA 98006
WESSEL GREG KC DPER GEO REVIEW CAS SDSS LUSD
WESSERLIS ROBERT 15804 SE 43RD ST BELLEVUE WA 98006
WESTON ROBERT 15917 SE 42ND PL BELLEVUE WA 98006
WESTRE WILLIARD 15704 SE 44th St Bellevue WA 98006
WIDDISON ELIZABETH & COLIN 15304 SE 43RD ST BELLEVUE WA 98006
WINBLADE LAURA 15326 SE 43RD PL BELLEVUE WA 98006
WINTER BARBARA 15304 SE 44TH ST BELLEVUE WA 98006
WINTER BARBARA & Ron 15715 SE 44th ST Bellevue WA 98006

WOLLUM 13614 SE 43RD ST BELLEVUE WA 98006
WONG PATRICIA 15607 SE 43rd PI Bellevue WA 98006
WOOD KAREN & TODD 15812 SE 43RD ST BELLEVUE WA 98006
WOODS RICHARD 15823 SE 43rd PI Bellevue WA 98006
YOUNT 3633 136TH PL SE #200 BELLEVUE WA 98006
YUEN VIVIAN 15746 SE 44TH PL BELLEVUE WA 98006
ZHAO 16655 SE 69TH WAY BELLEVUE WA 98006
ZHAO ZHIPENG & SHUFEN LI 15772 SE 44TH ST BELLEVUE WA 98006
ZHIBIN ZHON TINGTING MA 4420 153rd Ave SE Bellevue WA 98006
ZIKY AHMED 4208 160 AVE SE BELLEVUE WA 98006
CHAN, JIM, ASST DIRECTOR OF PERMITTING, DPER
SANDIN, RANDY, INTERIM SUPERVISOR, DPER
KOLOUSKOVA, DUANA JMMK LAW, ALDERWOOD BLDG BELLEFIELD OFFICE PARK
1601 114TH AVE SE SUITE 110 BELLEVUE WA 98004



ATTACHMENT C

ATTACHMENT B
(Sample Parent Agreement)

Eastside Learning Community Drop Off and Pick Up Procedure

- Please arrive through the South driveway off NE 10th Place (accessible via 124th Ave NE or NE 8th)
- Wait until you are directly in front of our entry door in the designated Unloading Zone before allowing your student to get out. This area is marked by lime green traffic cones and signs.
- Teachers will be positioned in this drop off area to supervise students entering and exiting the school
- Once your child is dropped off, continue through the parking lot to the north exit
- Exit eastward onto Bel-Red Road (only right-hand turns are permitted)
- Please use the map below as a reference

Please Note

- This system must be executed Monday through Friday from 8:30 a.m.–8:45 a.m. and from 3:00p.m.–3:15 p.m.
- Cars should never be left unattended during drop off or pick up. If you need to come into the school, please use one of our designated parking spots.



Key:

→ Drop Off/Pick Up Route

□ Loading Zone Area

Updated 10/2010

Eastside Learning Community
Drop Off and Pick Up Procedure
Agreement

Please sign and date the agreement below. Once both parents/guardians have signed this agreement, please return it to the front desk.

I, _____, have read and understand the Drop Off and Pick Up Procedure. I agree to comply with this procedure at all times.

Parent / Guardian

Date

I, _____, have read and understand the Drop Off and Pick Up Procedure. I agree to comply with this procedure at all times.

Parent / Guardian

Date