



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 11511 MAIN ST., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Alan Foltz, Waterfront Construction

**LOCATION OF PROPOSAL:** 9655 Lake Washington Blvd. NE

**NAME & DESCRIPTION OF PROPOSAL:** Bellevue Waterfront Property LLC Grating

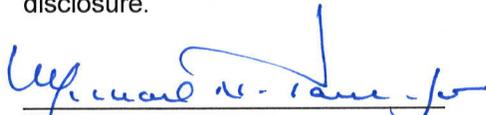
Proposed work on this dock on Lake Washington includes replacement of one free standing boatlift and one personal watercraft lift, removal of one existing watercraft lift, removal of a ramp lift and replacement with a grated lift, and installation of one new free standing boat lift. The solid decking that covers a portion of the dock will be replaced with open grating.

**FILE NUMBER:** 13-111883-WG and 13-114521-LO

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 7/11/13.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

6/27/13  
 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  
 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. 13-111883-WG

Date Received 3/28/2013

Approved / Date 6/27/2013  
 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: **Al Foltz, Waterfront Construction**

to undertake the following development:

Proposed work on this dock on Lake Washington includes replacement of one free standing boatlift and one personal watercraft lift, removal of one existing watercraft lift, removal of a ramp lift and replacement with a grated lift, and installation of one new free standing boat lift. The solid decking that covers a portion of the dock will be replaced with open grating.

upon the following property: 9655 Lake Washington Blvd. NE

within Lake Washington  
 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(N) Moorage Regulations
- 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)**

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).

June 27, 2013

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, Joe Burcar, 3190 160<sup>th</sup> Avenue SE, Bellevue, WA 98008-5452



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

**Proposal Name:** Bellevue Waterfront Property LLC Dock Grating

**Proposal Address:** 9655 Lake Washington

**Proposal Description:** Application for a Critical Areas Land Use Permit and Shoreline Substantial Development Permit to replace one free standing boatlift and one personal watercraft lift, remove one existing watercraft lift, remove a ramp lift and replace it with a grated lift, and install one new free standing boat lift. The work will add one additional free standing boat lift to the facility which requires approval of a Critical Areas Land Use Permit with this Shoreline Substantial Development Permit to allow the additional lift. The remaining portion of the dock that is solid decking will be replaced with open grated decking.

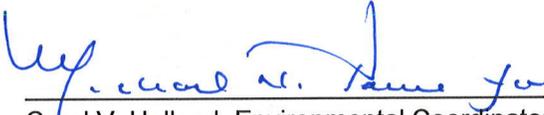
**File Number:** 13-111883-WG and 13-114521-LO

**Applicant:** Alan Foltz, Waterfront Construction

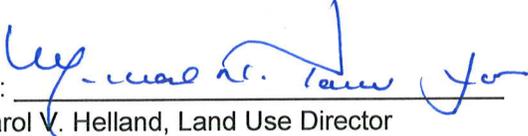
**Decisions Included:** Critical Areas Land Use Permit  
(Process II. 20.30P)  
Shoreline Substantial Development Permit  
(Process II. 20.30R)

**Planner:** Reilly Pittman, Land Use 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  
Michael A. Brennan, Director  
Development Services Department

By:   
Carol V. Helland, Land Use Director

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**Application Date:** March 28, 2013  
**Complete Application Date:** May 1, 2013  
**Notice of Application Date:** May 9, 2013  
**Decision Publication Date:** June 27, 2013  
**SEPA Appeal Deadline:** July 11, 2013 (14-days from publication date)  
**Substantial Development Permit Appeal:** July 18, 2013 (21-days from publication date)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of the SEPA Threshold Determination must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for SEPA appeal deadline. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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## Attachments

1. Site Plan – Enclosed
2. SEPA Environmental Checklist – In File
3. Permit forms and documents – In File

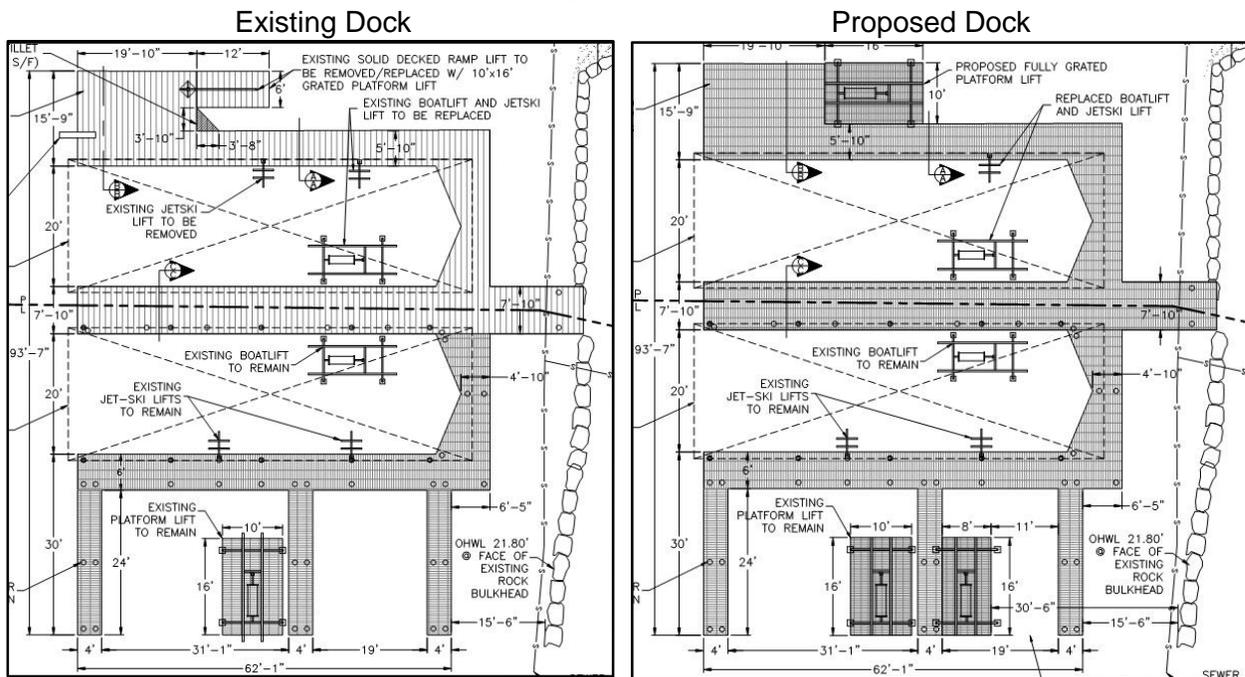
**I. Proposal Description**

The applicant requests approval of a Critical Areas Land Use Permit and Shoreline Substantial Development Permit for the following work:

- Replacement of one free standing boatlift and one personal watercraft lift
- Removal of one existing watercraft lift
- Removal of a ramp lift and replacement with a grated lift
- Installation of one new free standing boat lift
- Installation of open grating on remainder of dock that is not yet grated

The City’s shoreline regulations in Land Use Code 20.25E.080 allow each shoreline property one ground-based lift. A Critical Areas Land Use Permit is required for a property to have additional ground-based lifts beyond the one allowed. The new lift proposed requires approval of a Critical Areas Land Use Permit and must show that environmental functions and values of the shoreline are improved. To meet this requirement the applicant has proposed installing open grating on the remaining portion of the dock as mitigation for the new boatlift. The grating is intended to add additional light penetration to the water by removing the remaining solid decking. See Figure 1 below for a plan of the existing dock and proposal.

**Figure 1**



**II. Site Description, Zoning, and Land Use**

**A. Site Description**

The property is located at 9655 Lake Washington Boulevard NE in the North Bellevue subarea. The property is bounded on the northeast by Lake Washington Blvd. NE and to the

southwest by Meydenbauer Bay on Lake Washington. The property is developed with an existing single family residence and associated improvements and the abutting properties also have single family development. See Figure 2 below for an image of the existing facility.

**Figure 2**



**B. Zoning**

The property is zoned R-1.8, single-family residential. The project is allowed in this zone.

**C. Land Use Context**

The property has a Comprehensive plan Land Use Designation of SF-L (Single Family Low Density). The project is consistent with this land use.

**D. Critical Areas On-Site**

**i. Shorelines**

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al.1996).

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 (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). 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:**

No zoning standards are applicable to this project which is within Lake Washington.

**B. Critical Areas Overlay District LUC 20.25H**

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project area is within Lake Washington and the project requires a critical areas report to allow the additional ground-based lift proposed and is subject to the standards found in LUC 20.25E

**i. Consistency with Shoreline Overlay District LUC 20.25E:**

The City of Bellevue Land Use Code Shoreline Overlay District (LUC 20.25E) establishes performance standards and procedures that apply to residential development within 200 feet of Lake Washington. Each property is allowed one free standing boat lift; additional lifts require a critical areas report to document that the function and value of the shoreline is improved by the mitigation provided by the project. The new lift is required to meet standards in LUC 20.25E.080.N.5. Based on the

submitted critical areas report the project will improve the functions and values of the shoreline by removing the remaining solid decking which covers half of the dock and replace the decking with over 1,460 square feet of open grating. Some of the grating will be covered by the existing moorage cover but most of the grating provided is not directly covered by the roof and is within 30 feet of the shoreline providing additional light penetration in the shallow waters at the shoreline. The proposal provides sufficient mitigation for the impacts caused by the new boat lift. No fences are proposed as part of this project, no shoreline vegetation is being disturbed by the proposal and the project will be constructed in conformance with the City's clearing and grading codes in BCC 23.76. **See Conditions of Approval in Section X of this report.**

#### IV. Public Notice and Comment

Application Date:	March 28, 2013
Public Notice (500 feet):	May 9, 2013
Minimum SEPA Comment Period:	May 23, 2013
Shoreline Comment Period:	June 10, 2013

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin and Seattle Times on May 9, 2013. It was mailed to property owners within 500 feet of the project site. Comments were received from Karen Walter of the Muckleshoot Indian Tribe Fisheries Division concerning the grating proposed and vegetation on the shoreline. The mitigation proposed in exchange for the additional lift is to remove the remaining solid decking and install open grating over at least 1,460 square feet of the dock. Some of the grating will be covered by the existing moorage cover; however most of the grating is not covered by the roof and includes a large area within 30 feet of the shoreline and the pier connection to the land. No vegetation installation along the shoreline has been required. The existing decking that will be replaced can be seen in the pictures below.

#### V. Summary of Technical Reviews

##### A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

##### B. Utilities

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application with conditions. The Utilities Department has conditioned the project to protect the adjacent sewer lake line. No structure or construction barge/equipment shall be placed within five feet of the sewer lake line. **See Conditions of Approval in Section X of this report.**

## **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, Air, and Water**

Some disturbance of the lake bed may result from removal and installation of the various lifts and apparatus described in this report. The site will be required to comply with the City's BMPs and sediment and erosion as part of the future building permit.

### **B. Animals**

The property is adjacent to Lake Washington which does support salmonid species. The work will be done during the allowed construction window period. The project will result in an improvement of ability for light reaching the water in the near shore.

### **C. Plants**

No trees or vegetation are proposed for removal or installation.

### **D. Noise**

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. Sound generated by pile driving for dock construction will require sound attenuation measures. **See Section X for a related condition of approval.**

## **VII. Changes to Proposal Due to Staff Review**

The applicant was required to submit a critical areas land use permit application in order to obtain approval for the new ground based lift.

## **VIII. Decision Criteria**

### **A. 20.25H.255.B Critical Areas Report Decision Criteria**

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

- 1. The proposal includes plans for restoration of degraded critical area or critical**

**area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

The replacement of the solid decking of the dock with open grating will provide an improvement of the near shore environment on this property by improving the amount of light that reaches the water.

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

The most important functions on the site are those found at the interface between the land and water which currently is covered by solid decking providing habitat for predators of juvenile salmonids in the shallow water. The additional light penetration can reduce the ability for predators to hide and improve the ability of juvenile fish to swim in the shallow water on this site.

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

There is no change to the existing stormwater quality on the site as a result of the proposal. No structures or new impervious surface coverage is proposed in a critical area.

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

All proposed elements of this project will be verified by Land Use inspection as part of the required building permit. **See Conditions of Approval in Section X of this report.**

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

The modifications and performance measures in this proposal are not detrimental to the functions and values of the shoreline.

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

The project is a compatible use with the surrounding uses.

**B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria**

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

**1. The proposal obtains all other permits required by the Land Use Code;**

The applicant must obtain a building permit or other development permits before beginning any work. The project must obtain any Federal and State Permits required and a copy of these approvals shall be submitted to the City to building permit issuance. **See Conditions of Approval in Section X of this report.**

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

The project uses the best available construction techniques and results in a reduction of the impact on the shoreline.

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

As discussed in Section III of this report, the performance standards of LUC 20.25E are being met.

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

The proposed activity does not impact public services or facilities and has been conditioned by the Utility Department to protect the sewer lake line.

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

The proposed mitigation will remove the existing solid decking that remains on the dock and replace it with open grating as discussed earlier in this report.

**6. The proposal complies with other applicable requirements of this code.**

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

**C. LUC 20.30R.155.B Shoreline Substantial Development Permit – Decision Criteria**

**The Director 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;**

The proposal as proposed or conditioned is in conformance with required performance standards in the Land Use Code and has obtained approval of a Critical Areas Land Use permit for elements that are not in conformance with the requirements for development in the shoreline.

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

As discussed in this staff report, the proposal complies with all applicable decision criteria.

**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.**

The proposal complies with the policies of the Shoreline Management Act and Chapter 173-14 WAC of 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 the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit and Shoreline Substantial Development Permit to replace one free standing boatlift and one personal watercraft lift, remove one existing watercraft lift, remove a ramp lift and replace it with a grated lift, install one new free standing boat lift, and replace solid decking with open grating as described in this report. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

**Note - Expiration of Critical Area Permit Approval:** In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

**Note - Expiration of Shoreline Substantial Development Permit:** In accordance with LUC 20.30R.175, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

Permit authorization expires finally, despite substantial progress, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.30R.180

**X. Conditions of Approval**

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including

but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Utilities – BCC Title 24	Mark Frazier, 425-452-2022
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

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

- 1. Building Required:** Approval of this Critical Areas Land Use Permit and Shoreline Substantial Development Permit does not constitute an approval of a building permit. An application for a building permit is likely required for the proposed changes to the dock structure. Plans submitted as part of the permit application shall be consistent with the activity permitted under this approval. Please consult with the Building Division regarding permit requirements.

Authority: Land Use Code 20.30P.140  
Reviewer: Reilly Pittman, Development Services Department

- 2. Performance Standards for Lifts:** The proposed lifts must meet the performance standards, where applicable, found in LUC 20.25E.080.N.5.

Authority: Land Use Code 20.25E.080  
Reviewer: Reilly Pittman, Development Services Department

- 3. Protect Sewer Lake Line:** No structure or construction barge/equipment shall be placed within five feet of the sewer lake line.

Authority: Utilities Code BCC Title 24  
Reviewer: Mark Frazier, Utilities Department

- 4. Land Use Inspection Required:** Inspection of the dock improvements by the Land Use Planner is required as part of a building permit inspection process. Please call for a Land Use inspection prior to final inspection by the Building Division.

Authority: Land Use Code 20.25H.210  
Reviewer: Reilly Pittman, Development Services Department

- 5. State and Federal Permits:** Any permits from the State or US Army Corps shall be obtained. All required permits and approvals must be received by the applicant and presented to the City prior to issuance of the building permit. Potential permits under a

JARPA include Hydraulic Permit Approval (HPA) and Section 401 Water Quality Certification from the State and Section 10 and Section 404 approvals from the US Army Corps of Engineers.

Authority: Land Use Code 20.25E.080

Reviewer: Reilly Pittman, Development Services Department

- 6. 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: Reilly Pittman, Development Services Department

PROJECT DESIGNED BY:  
*Waterfront Construction Inc.*  
 THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.



VICINITY MAP/NO SCALE

LEGAL DESCRIPTIONS

1/4 SEC: NE 31-25N-05E  
 TAXLOT #: 438920 0945

LOCHLEVEN PCL B BELLEVUE BLA  
 #01-116901 LW REC #20011204900020  
 TGW SH LDS ADJ

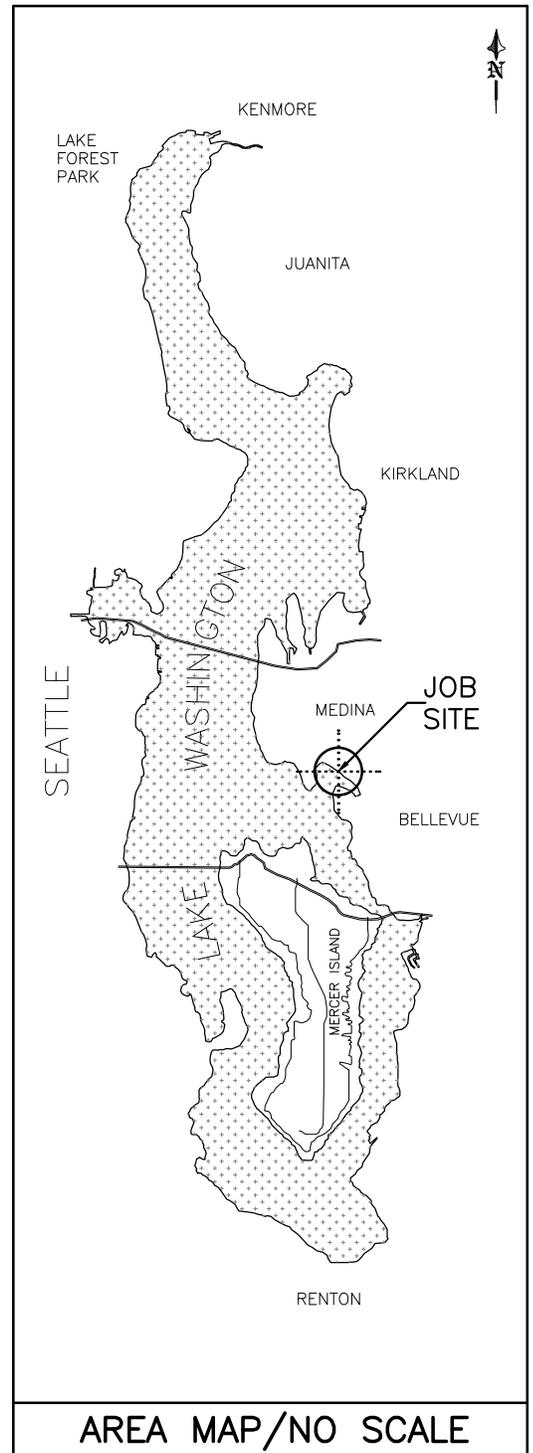
LAT: 47.612292 (47° 36' 44.25" N)  
 LONG: -122.212867 (122° 12' 46.32" W)

1/4 SEC: NE 31-25N-05E  
 TAXLOT #: 438920 0953

LOCHLEVEN PCL A BELLEVUE BLA  
 #01-116901 LW REC #20011204900020  
 TGW SH LDS ADJ & TGW 1/3 INT IN PROP  
 DAF BEG INTSN OF NWLY LN OF SD LOT  
 19 & SWLY LN OF SD NE LK WASH BLVD  
 TH SELY ALG SD BLVD LN 117.7 FT TO  
 TPOB TH CONT ALG SD BLVD LN 20 FT TH  
 S 37 DEG 26 MIN 00 SEC W 30.92 FT TH  
 S 06 DEG 00 MIN 00 SEC W 99.72 FT TH  
 S 82 DEG 23 MIN 00 SEC W 28.28 FT TH  
 N 52 DEG 34 MIN 00 SEC W 62.01 FT TH  
 N 44 DEG 00 MIN 00 SEC E 20.13 FT TH  
 ALG CURVE TO LEFT RAD 28.66 FT & WITH  
 CENT ANGLE BRG N 44 DEG 00 MIN 00  
 SEC E FR LAST DESC PT 60.73 FT TO PT  
 OF TANG TH N 06 DEG 00 MIN 00 SEC E  
 32.11 FT TH N 37 DEG 26 MIN 00 SEC E  
 45 FT TO TPOB

LAT: 47.612452 (47° 36' 44.83" N)  
 LONG: -122.212084 (122° 12' 43.50" W)

REVISED  
 4-25-13



AREA MAP/NO SCALE

PURPOSE: MAINTAIN/IMPROVE DECKING
DATUM: C.O.E. 0.0' EST 1919
ADJACENT OWNERS:
① ZBIKOWSKI MARK JOSEPH 9621 LAKE WASHINGTON BLVD SE BELLEVUE, WA 98004
② BRADFORD SMITH 9665 LAKE WASHINGTON BLVD SE BELLEVUE, WA 98004

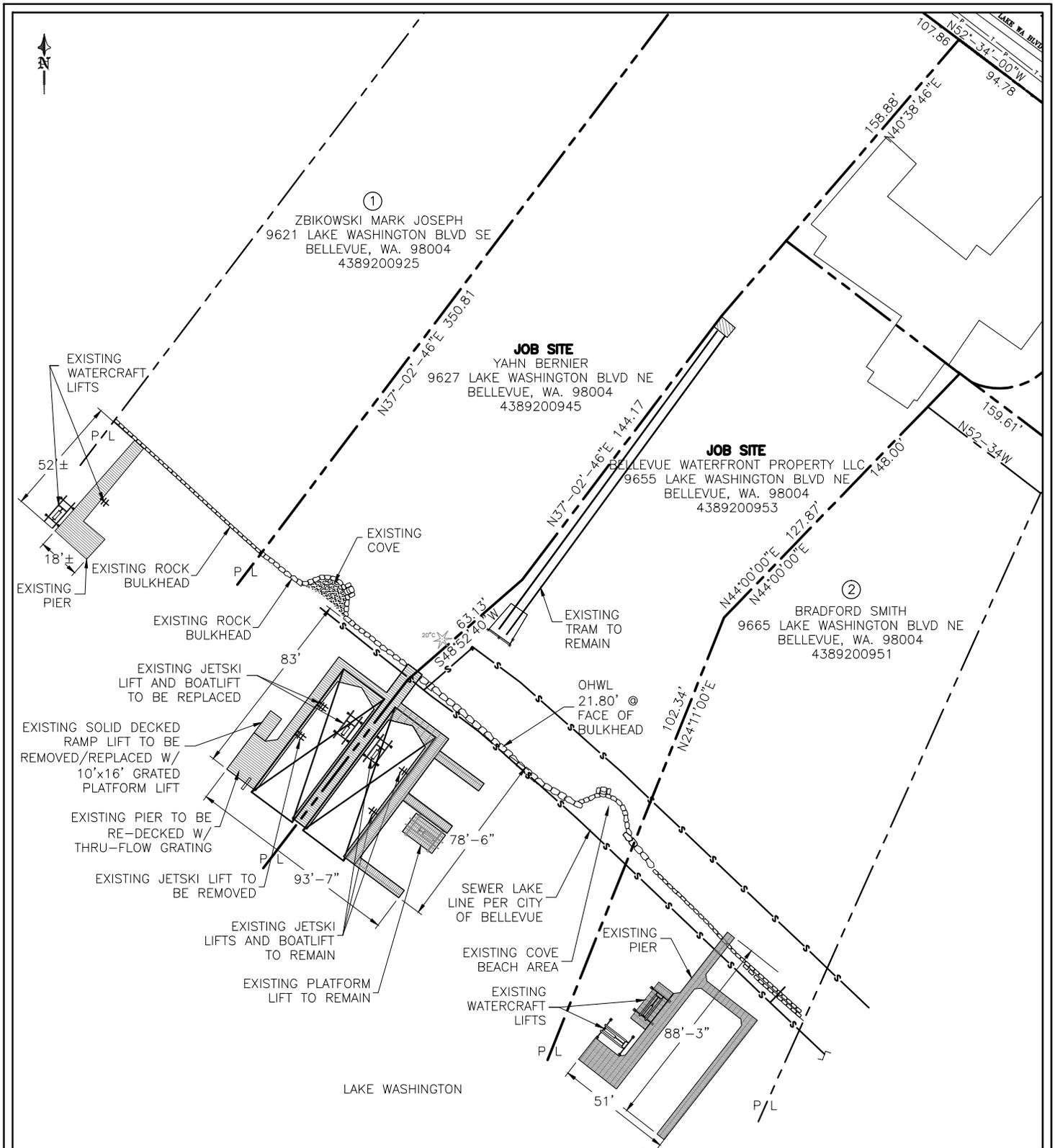
PROJECT NAME: BERNIER/BELLEVUE WATERFRONT PROPERTY LLC JOINT-USE PIER
REFERENCE #: SITE LOCATION ADDRESS:  9627 & 9655 LAKE WASHINGTON BLVD NE BELLEVUE, WA 98004
DWG#: 10-33112-A.1-1

PROPOSED: RE-DECK EXISTING PIER WITH FULL GRATING. ADD/REPLACE LIFTS	
IN: LAKE WASHINGTON	NEAR: MEDINA
COUNTY: KING	STATE: WASHINGTON
APPL BY: BERNIER/BELLEVUE WATERFRONT PROPERTY LLC	
SHEET: 1	OF: 7
DATE: 3-20-13	

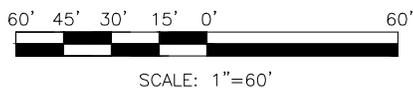
PROJECT DESIGNED BY:

Waterfront Construction Inc.

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### PLOT PLAN



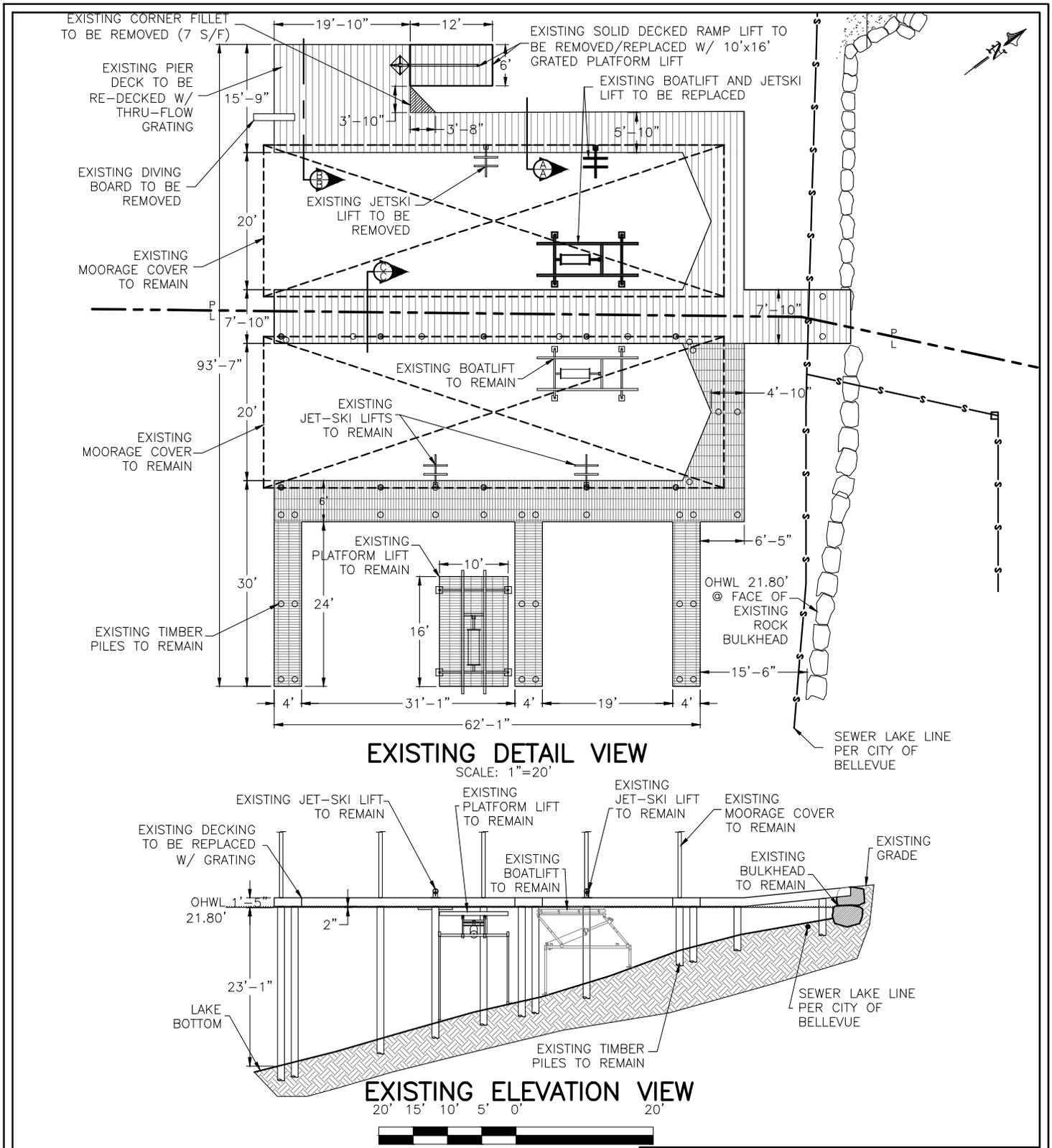
**REVISED**  
**4-25-13**

APPLICANT: BERNIER/BELLEVUE WATERFRONT PROPERTY LLC	
PROPOSED: RE-DECK EXISTING PIER WITH FULL GRATING. ADD/REPLACE LIFTS	
NEAR/AT: BELLEVUE/LAKE WASHINGTON	
SHEET: 2	OF: 7
DATE: 3-20-13	DWG#: 10-33112-A.2-1

PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.



**REVISED**  
**4-25-13**

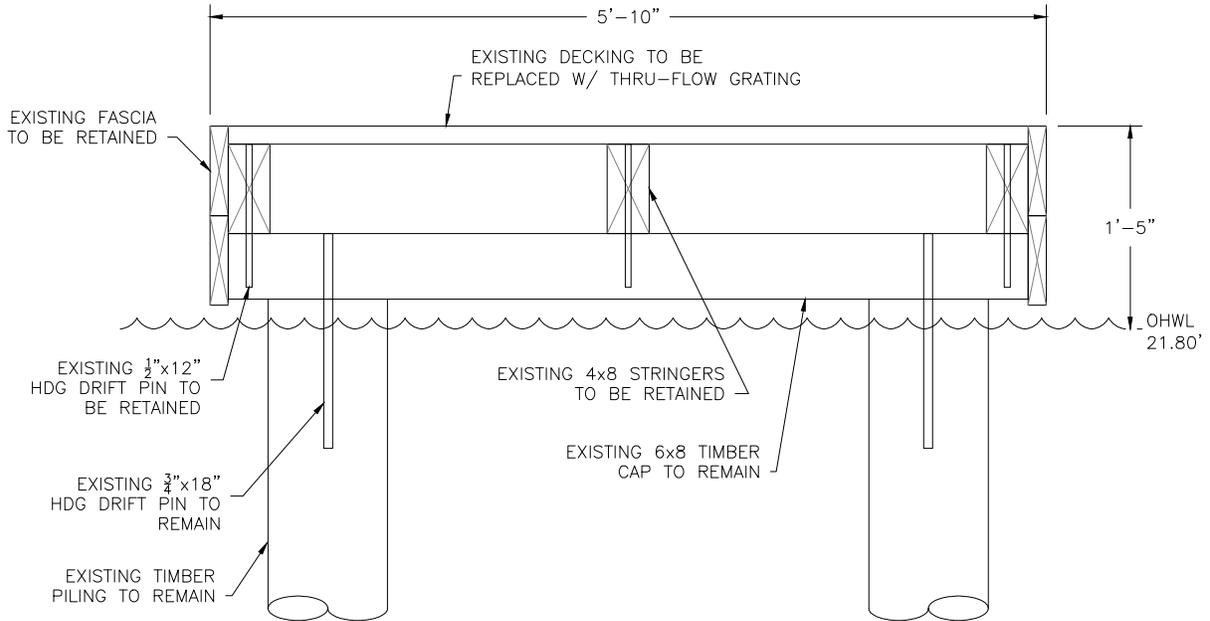
APPLICANT: BERNIER/BELLEVUE WATERFRONT PROPERTY LLC	
PROPOSED: RE-DECK EXISTING PIER WITH FULL GRATING. ADD/REPLACE LIFTS	
NEAR/AT: BELLEVUE/LAKE WASHINGTON	
SHEET: 3	OF: 7
DATE: 3-20-13	DWG#: 10-33112-A.3-1



PROJECT DESIGNED BY:

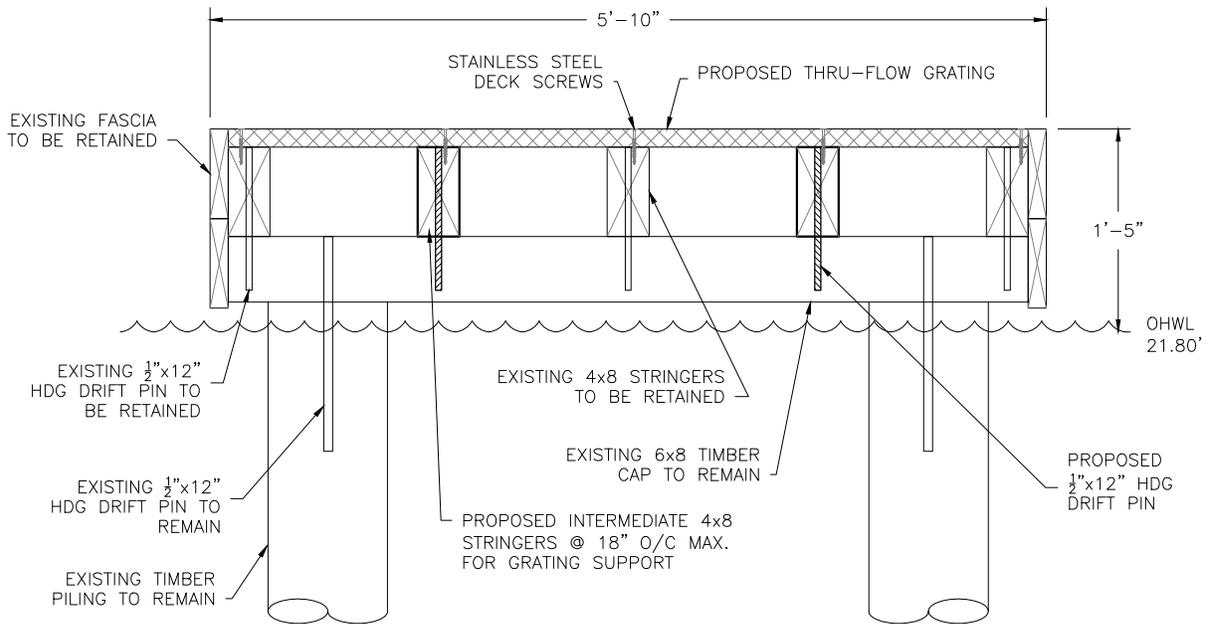
Waterfront Construction Inc.

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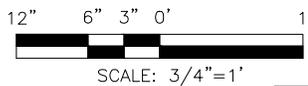


**EXISTING SECTION A-A**

SCALE: 3/4"=1'



**PROPOSED SECTION A-A**



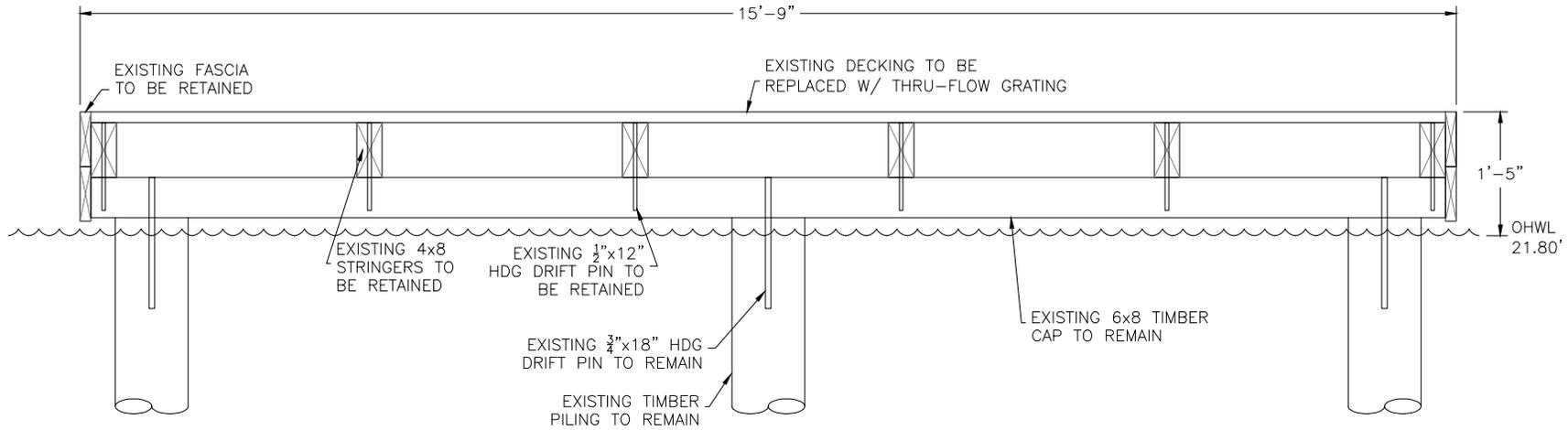
**REVISED**  
**4-25-13**

**MATERIAL LIST**

PART	SPECS	TREATMENT
INT STRINGERS	4"x8" DF #2 OR BTR	ACZA
GRATING	THRU-FLOW MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

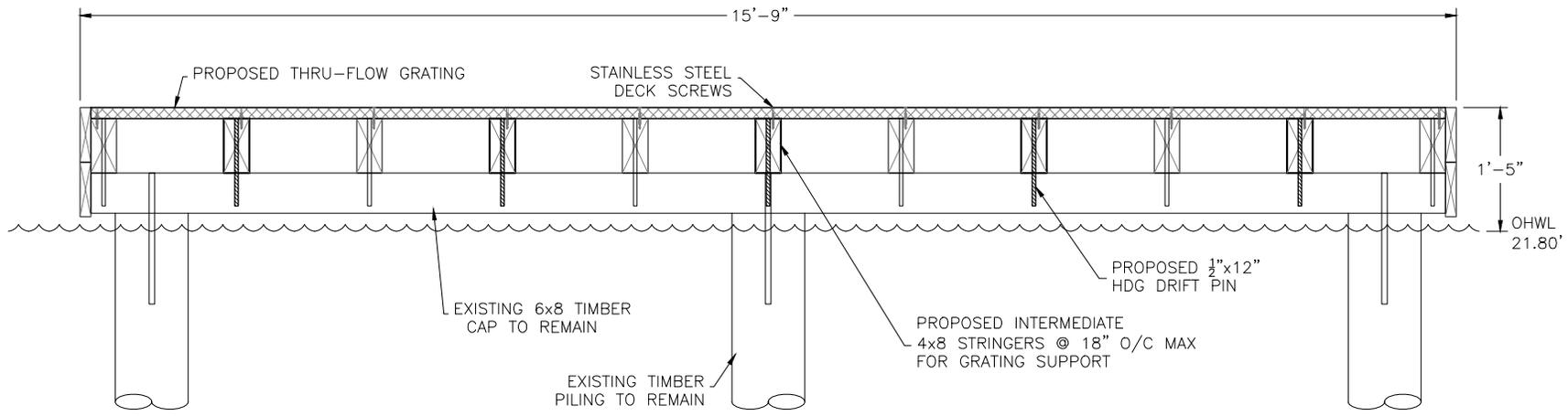
APPLICANT: BERNIER/BELLEVUE WATERFRONT PROPERTY LLC	
PROPOSED: RE-DECK EXISTING PIER WITH FULL GRATING. ADD/REPLACE LIFTS	
NEAR/AT: BELLEVUE/LAKE WASHINGTON	
SHEET: 5	OF: 7
DATE: 3-20-13	DWG#: 10-33112-A.5-1

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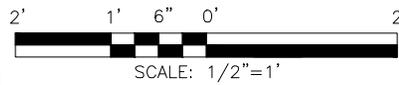


**EXISTING SECTION B-B**

SCALE: 1/2"=1'



**PROPOSED SECTION B-B**



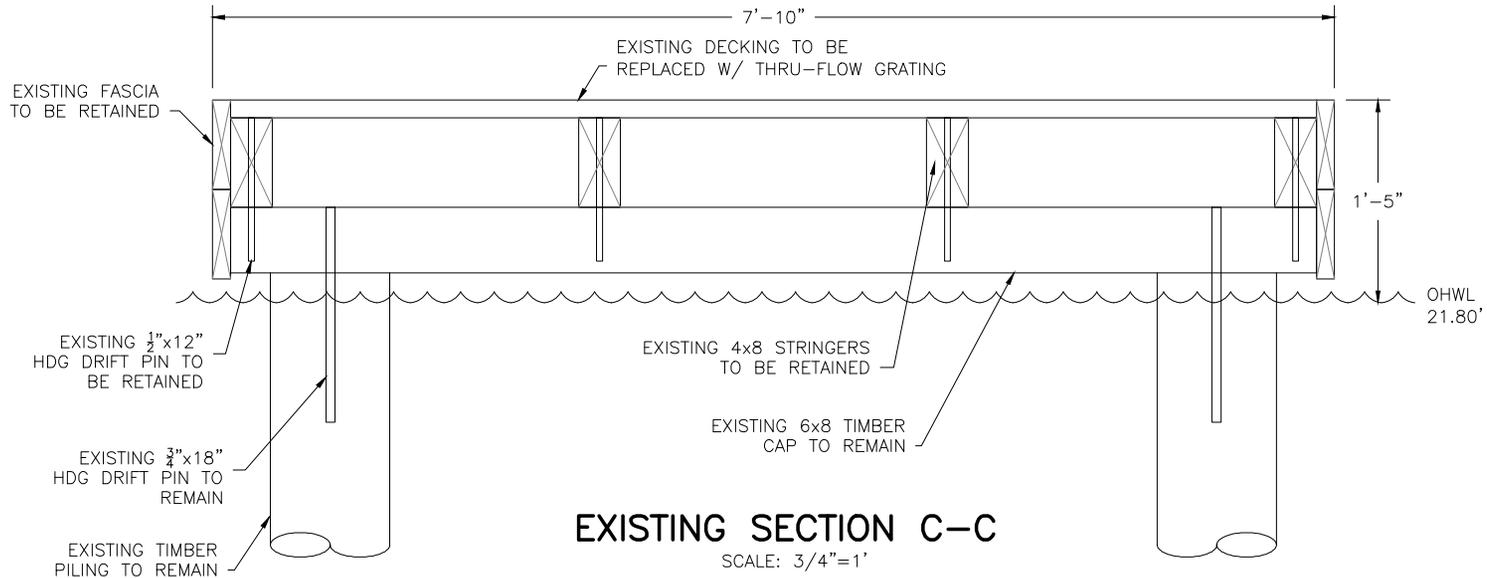
**REVISED**  
**4-25-13**

**MATERIAL LIST**

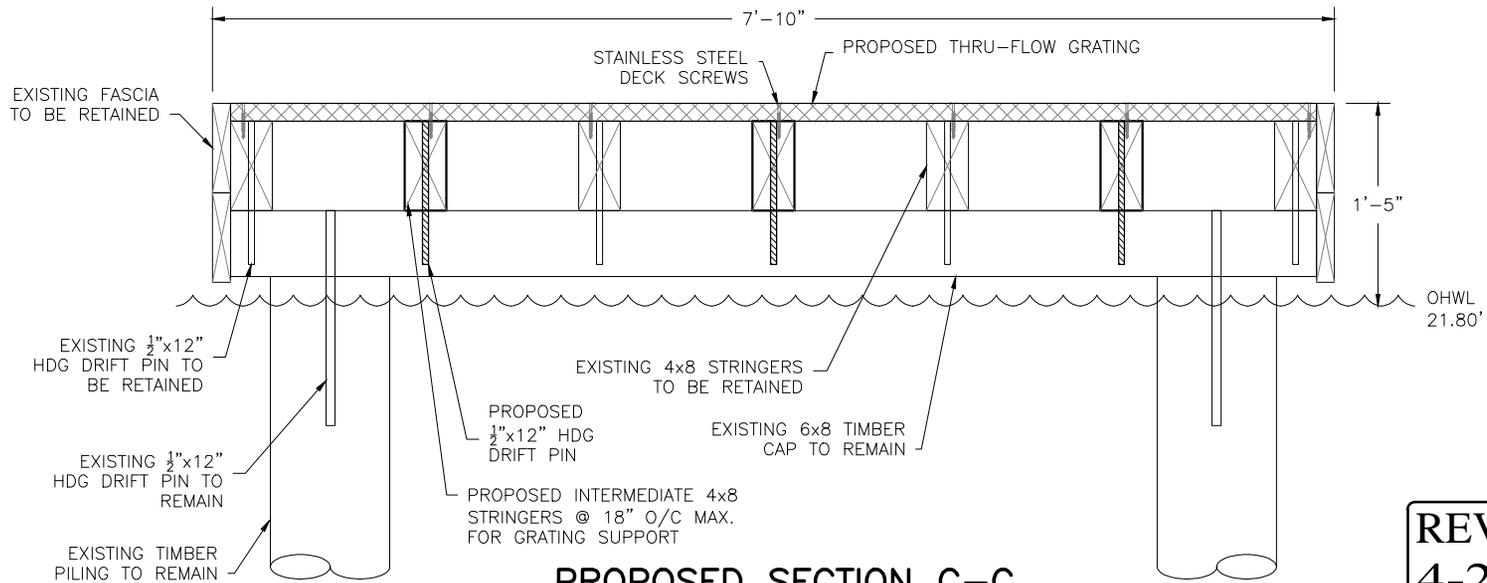
PART	SPECS	TREATMENT
INT STRINGERS	4"x8" DF #2 OR BTR	ACZA
GRATING	THRU-FLOW MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

APPLICANT:BERNIER/BELLEVUE WATERFRONT PROPERTY LLC	
PROPOSED:RE-DECK EXISTING PIER WITH FULL GRATING. ADD/REPLACE LIFTS	
NEAR/AT: BELLEVUE/LAKE WASHINGTON	
SHEET: 6	OF: 7
DATE: 3-20-13	DWG#: 10-33112-A.6-1

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**EXISTING SECTION C-C**  
SCALE: 3/4"=1'



**PROPOSED SECTION C-C**



**REVISED**  
**4-25-13**

**MATERIAL LIST**

PART	SPECS	TREATMENT
INT STRINGERS	4"x8" DF #2 OR BTR	ACZA
GRATING	THRU-FLOW MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

APPLICANT: BERNIER/BELLEVUE WATERFRONT PROPERTY LLC	
PROPOSED: RE-DECK EXISTING PIER WITH FULL GRATING. ADD/REPLACE LIFTS	
NEAR/AT: BELLEVUE/LAKE WASHINGTON	
SHEET: 7	OF: 7
DATE: 3-20-13	DWG#: 10-33112-A.7-1



Application for  
**LAND USE APPROVAL**

APPLICATION DATE <u>3/28/13</u>	TECH <u>JB</u>	CIP PROJ #	PROJECT FILE # <u>13111883 WJ</u>
<input type="checkbox"/> Administrative Conditional Use-LA <input type="checkbox"/> Boundary Line Adjustment-LW <input type="checkbox"/> Planned Unit Development-LK <input type="checkbox"/> Planned Unit Dev Combined w/Plat-LK <input type="checkbox"/> Conditional Use-LB <input type="checkbox"/> Conditional Use Shoreline Mgmt-WA/WG <input type="checkbox"/> Design Review-LD <input type="checkbox"/> Final Plat-LG	<input type="checkbox"/> Binding Site Plan-LF <input type="checkbox"/> Final Short Plat-LF <input type="checkbox"/> Land Use Approval Amendment-LI <input type="checkbox"/> Land Use Exemption-LJ <input type="checkbox"/> Critical Land Use Permit Admin-LO <input type="checkbox"/> Preliminary Plat-LL <input type="checkbox"/> Antenna no Building Permit w/SEPA-CA	<input type="checkbox"/> Preliminary Short Plat-LN <input type="checkbox"/> Preliminary SEPA Review-LM <input checked="" type="checkbox"/> Shoreline Development-WG <input type="checkbox"/> Shoreline Exemption w/o SEPA-WD <input type="checkbox"/> Shoreline Exemption w/SEPA-WE <input type="checkbox"/> Shoreline Variance-WF <input type="checkbox"/> Variance-LS	
<b>NOTICE OF COMPLETENESS:</b> Your application is considered complete 29 days after submittal, unless otherwise notified.			

1. **Property Address** 9627/9655 LAKE WASHINGTON BLVD NE Zoning R 3  
 Project Name (if applicable) BERNIER/BEVERLY WATERFRONT (BWP) LLC Tax Assessor's ID 988920 0948  
PROPERTY LLC - JOINT USE PIER Tax Assessor's ID 988920 0953

2. **Applicant** YANN BERNIER / BWP LLC Phone ( 425 ) 698-1598  
 Address 9627 LAKE WASHINGTON BLVD NE City, State, Zip BELLEVUE WA 98004

3. **Contact Person** ALAN FOLTA, WATERFRONT CONTR. INC. Phone ( 206 ) 528-9800  
 E-Mail Address ALAN@WATERFRONTCONSTRUCTION.COM FAX # ( 206 ) 528-1022  
 Address 205 NE NORTH AVEWAY STE 230 City, State, Zip SEATTLE WA 98105

4. **Engineer/Architect/Surveyor** \_\_\_\_\_ Phone ( \_\_\_\_\_ ) \_\_\_\_\_  
 Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

5. **Description of proposed project, use, exemption, or variance** FULL GRATING OF PIER, LIGHT REPAIRS - MOUNTS & REMOVAL, NEW PLATFORM LIGHTS.

Proposed Building Gross Square Footage N/A Proposed Structure Parking Gross Square Footage N/A

6. **Nature of Project (if applicable)**  
 Current use of property and existing improvements PRIVATE RESIDENCE JOINT USE PIER.

Identify any adjacent water area/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property. LAKE WASHINGTON, MEYDENBAUER BAY

7. If **SHORT PLAT** or **SUBDIVISION** Application: Total Acreage N/A Number of Proposed Lots \_\_\_\_\_  
 Has this property been previously subdivided? If yes, Date \_\_\_\_\_ Recording # \_\_\_\_\_  
 If this is a Final Plat or Final Short Plat, what is the Preliminary project file # \_\_\_\_\_

8. If **SHORELINE MANAGEMENT**: Total cost or fair market value of the project (whichever is higher) \$ 109025 - (88025 + 15000)

If a single family residence or pier is proposed, is it intended for the owner's own personal use?  Yes  No JOINT USE PIER

If Shoreline Variance, the development will be located:  
 Landward  Waterward **AND/OR**  Outside  Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)

**BCC 23.10.033** - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.

Signature Alan V. Folta Date 3-28-2013  
 (Owner or Owners Agent)