



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Ward Harris

LOCATION OF PROPOSAL: Newport Yacht Club at 81 Skagit Key

DESCRIPTION OF PROPOSAL: Application for a Shoreline Substantial Development Permit to install a free-standing boat lift in an existing marina slip

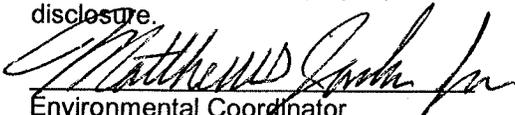
File Number: 13-133252 WG

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

- This DNS is issued after using the optional DNS process in WAC 197-11-355. The public and agency comment period was provided with the notice of application.
- 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 October 14, 2010.

Appeals of the environmental determination and/or Shoreline Substantial Development Permit can be made to the Shoreline Hearings Board. The Shoreline Hearings Board must receive written appeals within twenty-one (21) days of the date of filing of the permit with the State Department of Ecology. For information on how to appeal a proposal, contact the Shoreline Hearings Board at 360-459-6327, or visit the City of Bellevue Permit Center at City Hall or call 425-452-6800.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

February 12, 2014

Date

OTHERS TO RECEIVE THIS DOCUMENT:

Christa Heller, WDFW 1775 12th Ave. NW Suite 201 Issaquah, WA 98027
Joe Burcar, Dept. of Ecology, 3190 160th Avenue SE, Bellevue, WA 98008-5452
USACE
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. 13-133252 WG

Date Received 10/28/2013

Approved / Date 2/20/2014
 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:

Install a free-standing boat lift

upon the following property: 81 Skagit Key

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(B)General Regulations Applicable to all Land Use Districts & Activities;
- LUC Section 20.25E.080 (N) Moorage Regulations; LUC Section 20.30R.155 Shoreline Substantial Development Permit
- 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).

February 20, 2014

 Date City of Bellevue, Land Use Division

CC: Christa Heller, WDFW 1775 12th Ave. NW Suite 201 Issaquah, WA 98027
 Joe Burcar, Dept. of Ecology, 3190 160th Avenue SE, Bellevue, WA 98008-5452

Decision Criteria

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

Finding: The applicant has submitted a complete proposal and documentation to support their request to install telecommunications line in shoreline jurisdiction.

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

Finding: The applicant has demonstrated compliance with City codes.

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

Finding: The proposal is consistent with the Comprehensive Plan Policies that make up the city's Shoreline Master Program. The project is consistent with the following specific Master Program policies:

POLICY SH-13. Protect and improve wildlife and aquatic habitats, particularly spawning waters.

POLICY SH-28. Increase and give high priority to a variety of recreational activities along the shoreline where appropriate and consistent with Environmental Element policies.

Conditions of Approval

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

1. **Proof of State and Federal Permits Required:** Should state Hydraulic Permit Approval be required, applicant shall submit prove of compliance to the Development Services Department .
Authority: Land Use Code 20.30R.155
Reviewer: Michael Paine, DSD Land Use
2. **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: Michael Paine, DSD, Land Use

ENVIRONMENTAL CHECKLIST

11/12/13

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: *Newport Yacht Marina, leased slip to Ward Harris*

Proponent: *Ward Harris*

Contact Person: *Ward Harris*

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *26 Skagit Key, Bellevue, 98006*

Phone: *425 603-0578*

Proposal Title: *Install a boat lift*

Proposal Location: *Newport Yacht Marina, Dock "D" moorage slip #10*

(Street address and nearest cross street or intersection) Provide a legal description if available.

81 Skagit Key, Bellevue, WA

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: *Install a commercially available boat lift*

value \$12,000

2. Acreage of site: *boat moorage - 10ft x 30ft*

3. Number of dwelling units/buildings to be demolished:

4. Number of dwelling units/buildings to be constructed:

5. Square footage of buildings to be demolished:

6. Square footage of buildings to be constructed:

7. Quantity of earth movement (in cubic yards):

8. Proposed land use:

9. Design features, including building height, number of stories and proposed exterior materials:

most underwater

10. Other

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

Two days to install urt.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO

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

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

NO

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known. City of Bellevue, permit.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- 9 Land Use Reclassification (rezone) Map of existing and proposed zoning
- 9 Preliminary Plat or Planned Unit Development
Preliminary plat map
- 9 Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- 9 Building Permit (or Design Review)
Site plan
Clearing & grading plan
- 9 Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth not applicable

a. General description of the site: 9 Flat 9 Rolling 9 Hilly 9 Steep slopes 9 Mountains 9 Other

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

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

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

not applicable

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. *none*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *None*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *not applicable*

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

2. AIR *not applicable*

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

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

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

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into.

lake Washington - major water way

Shoreline of Statewide Significance
Kelsey Creek / Mercer Slough nearby to north.

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- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

A metal frame with feet will be set at bottom of slip with hydraulics to lift boat approx 3 ft out of water

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. none

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. no

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. no

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. no

minor debris installation

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. no

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

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5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- 9 Birds: hawk, heron, eagle, songbirds, other:
- 9 Mammals: deer, bear, elk, beaver, other: otter
- 9 Fish: bass, salmon, trout, herring, shellfish, other: perch.

species of local lampreys
 Puget Sound Chinook
 Coho
 Steelhead (*O. mykiss*)
 - Neoshoes critical habitat
 - Charmonids migrate from Cedar River to Puget Sound and vice versa.

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

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

no yes -

d. Proposed measures to preserve or enhance wildlife, if any: none

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

solar panels for electric source.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

no

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

solar panels

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

no

(1) Describe special emergency services that might be required. none

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

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b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? *recreation boat motors.*
- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site. *none*
- (3) Proposed measures to reduce or control noise impacts, if any: *none*

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? *recreational boat moorage*
- b. Has the site been used for agriculture? If so, describe. *no*
- c. Describe any structures on the site. *wooden docks*
- d. Will any structures be demolished? If so, what? *no*
- e. What is the current zoning classification of the site? *22.5 (s.f. residential)*
~~P/SF-M~~ *(park-single family medium density)*
- f. What is the current comprehensive plan designation of the site?
P/SF-M
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Shoreline of State, Critical Area due to habitat for species of local importance
- i. Approximately how many people would reside or work in the completed project? *none*
- j. Approximately how many people would the completed project displace? *none*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *none*

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

9. Housing none

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any: ✓

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 4 ft high posts ✓
- b. What views in the immediate vicinity would be altered or obstructed? none
- c. Proposed measures to reduce or control aesthetic impacts, if any: none

11. Light and Glare none

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?

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- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light or glare impacts, if any:

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
boating
- b. Would the proposed project displace any existing recreational uses? If so, describe. *no*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *no*

13. Historic and Cultural Preservation *none*

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:

14. Transportation *none*

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
- c. How many parking spaces would be completed project have? How many would the project eliminate?
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

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- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. *Less than one*
- g. Proposed measures to reduce or control transportation impacts, if any: *—*

15. Public Services *none*

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
NA
- b. Proposed measures to reduce or control direct impacts on public services, if any.
NA

16. Utilities

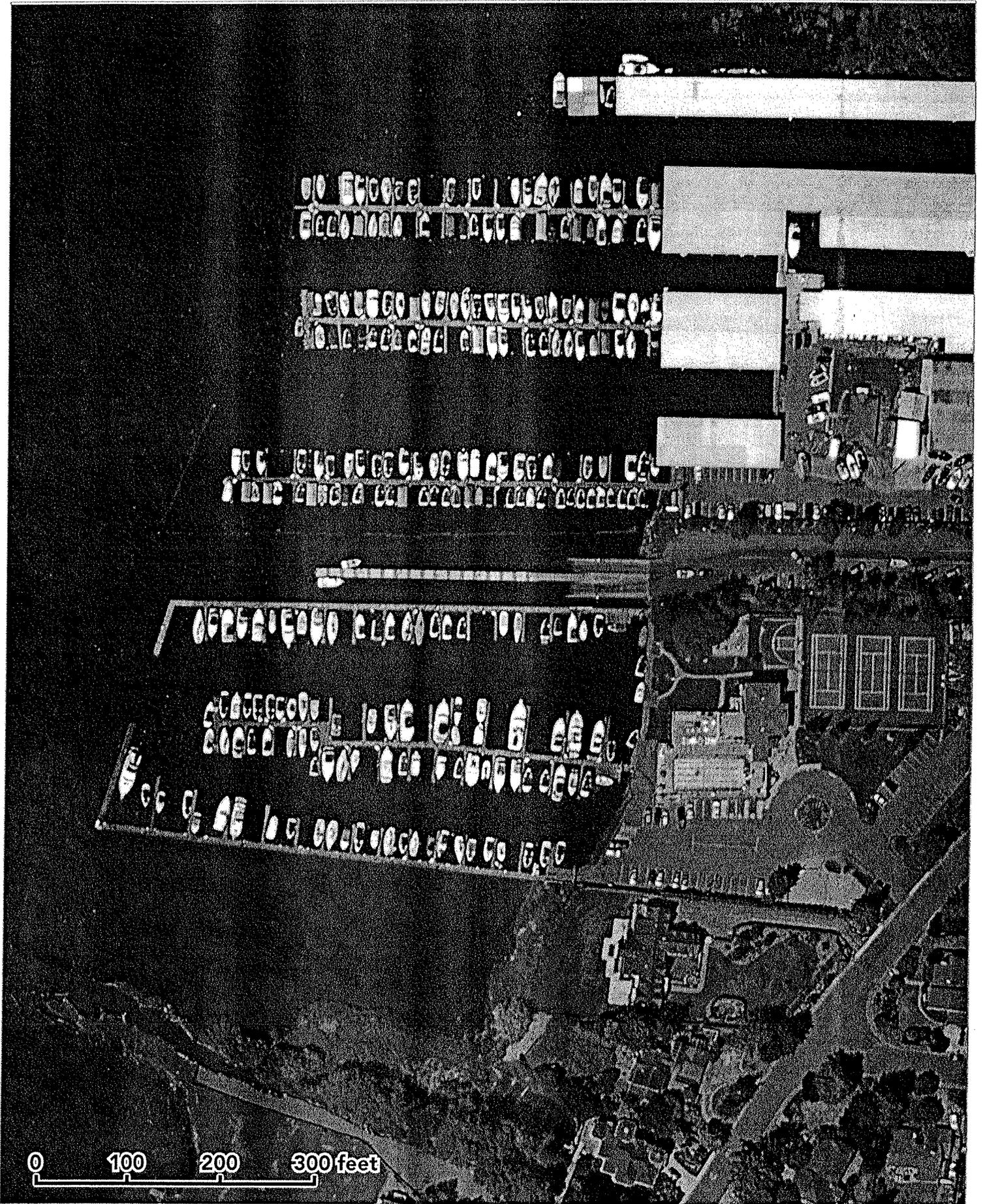
- a. Circle utilities currently available at the site: electricity natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *none solar panels.*

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... *Ward E Hamri*
 Date Submitted..... *Nov 19, 2013*

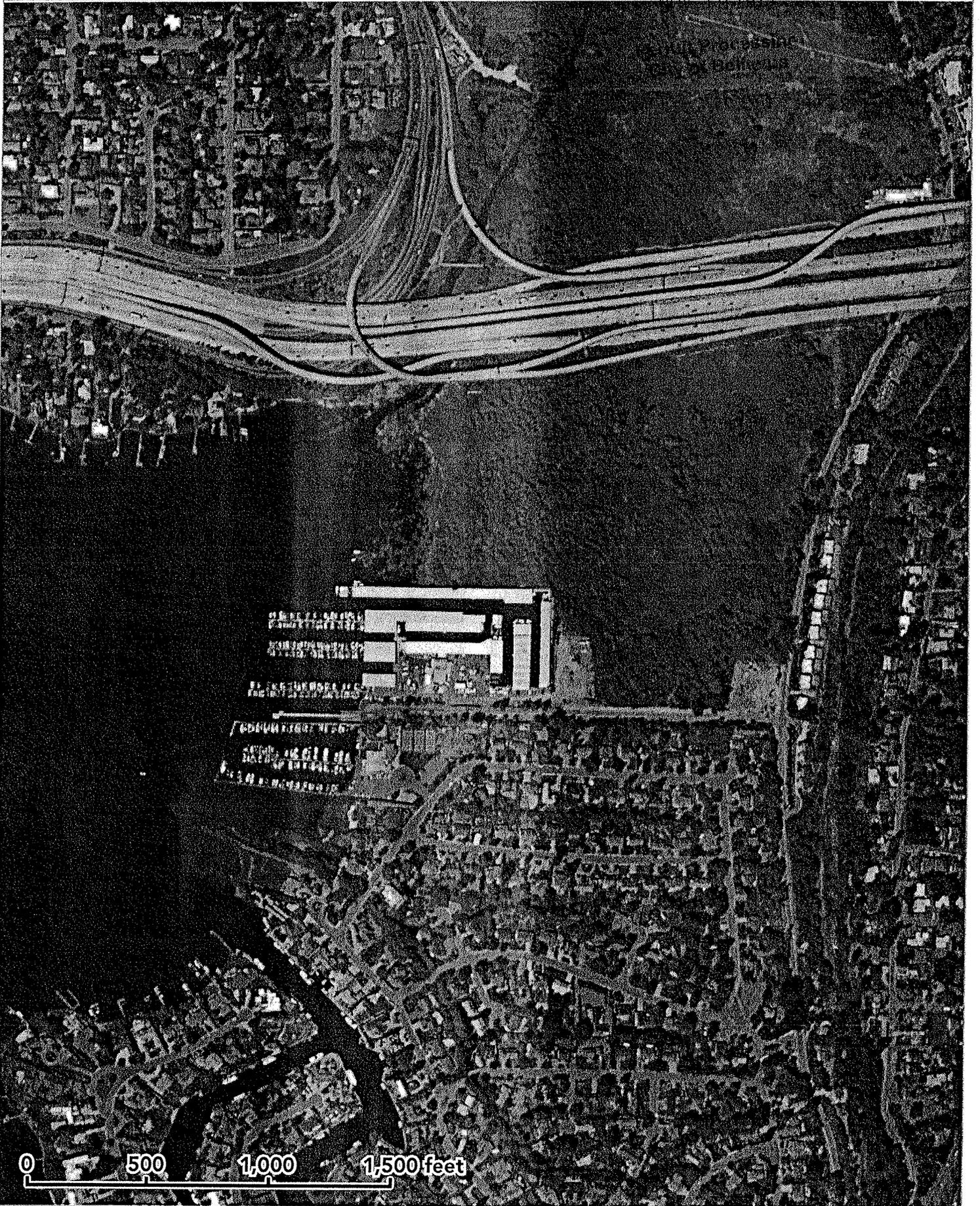
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near Newport — Bellevue

NOV 10 2013



Enter an Address, a Parcel Number or Place of Interest

Search Results For: 81 SKAGIT KY, Bellevue 98006

Property Overview

Address: 81 SKAGIT KY, Bellevue 98006

Parcel Number: 6065311330

City: Bellevue

Detailed Property Report [More Info for 6065311330](#)

Owner: * NEWPORT YACHT CLUB

Neighborhood: Newport Shores

School District: Bellevue School District

Zoning and Comprehensive Plan

3 results

Comprehensive Plan Designation: P/SF-M - Park Single-family Medium-density

Comprehensive Plan Designation: SF-M - Single-family Medium-density

Zoning Code: R-2.5

Zoning Description: Single-Family Residential

The maps and information displayed on this website are for reference purposes only. All zoning code and zoning description information should be verified using the official Zoning Code and Zoning Maps of the appropriate city. For further information regarding the official Zoning Code and Zoning Maps please consult the city government within which the subject real property is located.

Districts

County District: No results found.

Neighborhood: Newport Shores

Power Service: Puget Sound Energy

School District: Bellevue School District

Sewer District: Bellevue Sewer Service

Water District: Bellevue Storm Service

Street Maintenance: Bellevue Streets Maintenance Service

Subdivision: No results found.

Voting District: Congr. Dist.: 8 - Precinct: BEL 41-0112

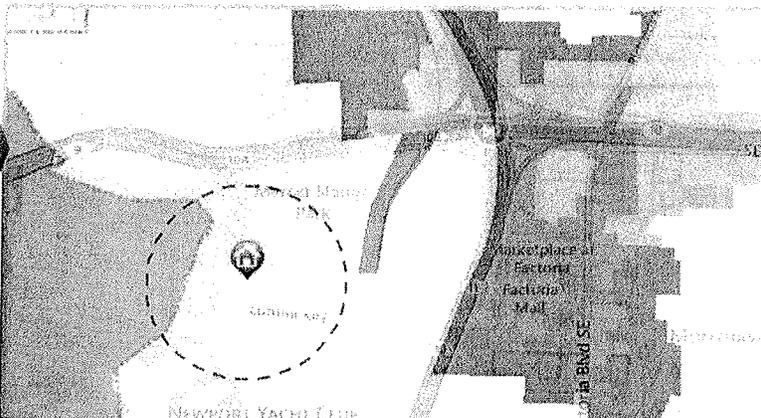
Water District: Bellevue Water Service

Map Snapshot

For the full map experience, go to the **Map View**

Click, hold and drag on the map to pan. Use the tabs below to toggle map themes.

- Zoning and Property**
- Permits and Construction
- Parks and Trails
- Commercial Property
- Environmental
- Community Information



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Layout of Newport Yacht Marina

