



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

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**Proposal Name:** Newport Vista Plat Amendment

**Proposal Address:** 5448 Lake Washington Blvd SE

**Proposal Description:** Short Plat Amendment to relocate the lot line separating Lots 6 and 7 as well as the private access/utility easement.

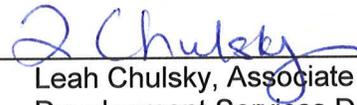
**File Number:** 14-128343-LF

**Applicant:** Newport Vista LLC

**Decisions Included:** Administrative Decision for a Modification to an approved Final Plat (Process II), Land Use Code 20.45A.270

**State Environmental Policy Act Threshold Determination:** Exempt

**Director's Recommendation:** **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department

By:   
Leah Chulsky, Associate Planner  
Development Services Department

Application Date: April 1 2014  
Notice of Application: April 24, 2014  
Decision Publication Date: July 10, 2014  
Appeal Deadline: July 31, 2014

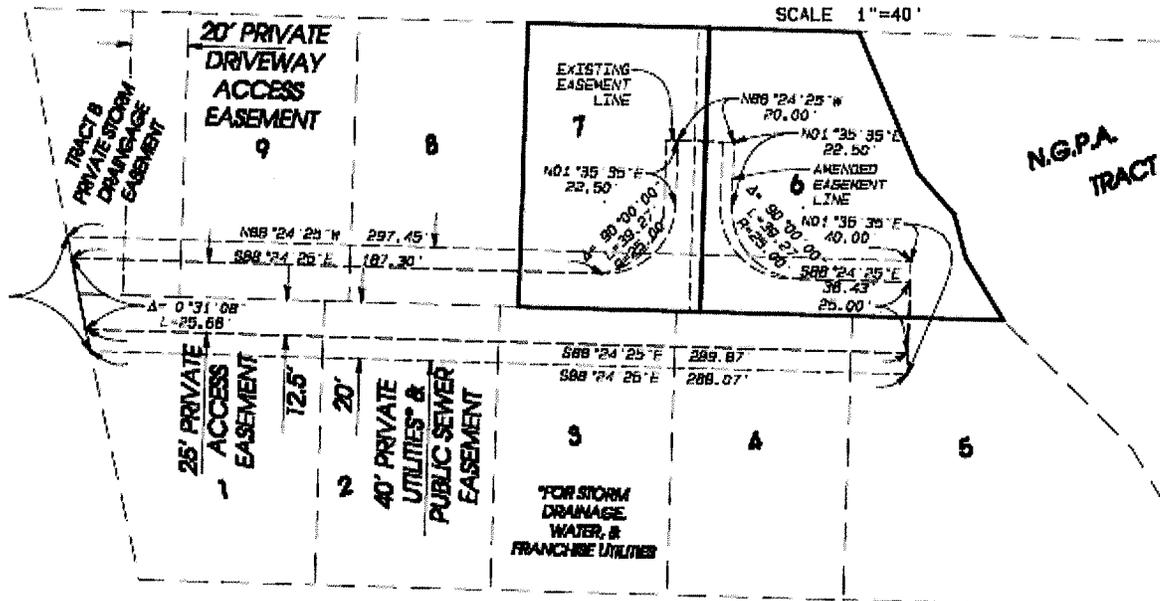
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For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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**I. Description of Proposal**

The applicant is proposing to amend a previously approved Final Short Plat (12-114073-LF) to relocate the lot line separate Lots 6 and 7. The applicant is also proposing to relocate the private access/utilities easement. The surveyor located these items incorrectly on the recorded Final Short Plat document and this application is to correct those locations.



**II. Site Description and Context**

**Site Characteristics**

The recorded plat is located in a community of single family residential homes in the Newport Hills Subarea of the Comprehensive Plan. Access to the site is gained via Lake Washington Blvd SE. The plat created nine single-family parcels and a 54,085 square foot NGPA within a separate tract.

**Consistency with Land Use Code/Zoning Requirements**

**A. Critical Area Overlay District LUC. 20.25H**

The proposed plat amendment will not have any effect on any of the onsite critical areas.

**B. Consistency with Standard Land Use Code Requirements**

The proposed plat amendment will not have any effect on the Land Use Code R-5 density and dimensional requirements.

### III. Summary of Technical Reviews

The Fire, Utilities and Clear and Grade Departments have no concerns regarding this Administrative Amendment. The Transportation Department's required infrastructure was bonded for under 12-114073-LF.

### VI. Public Notice and Community Input

*Application Date:* April 1, 2014

*Public Notice (500 feet):* April 24, 2014

*Minimum Comment Period:* 14 day comment period closed May 8, 2014

Notice of Application was published in the City of Bellevue's *Weekly Permit Bulletin* and the *Seattle Times* on April 24, 2014. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed at the entrance to the project site on the same day. No comments were received.

### V. Decision Criteria:

20.45A.270 Decision Criteria for a Preliminary Short Plat.

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. **The proposed amendment to a final plat makes appropriate provisions for, but limited to, the public health, safety and general welfare; open spaces, drainage ways, streets, side-walks, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, sites for school and school grounds.**

**Finding:** The amendment has minimal impact on the approved final short plat regarding public health, safety and general welfare, open space, drainage, access or utilities

2. **The public interest is served by the amendment.**

**Finding:** The amendment has no impact on the final short plat regarding the public interest. The lots within the short plat will retain the same development potential.

3. **The proposed amendment to a final short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

**Finding:** The amendment for the proposed relocations meet the requirements 20.45 while correcting a survey error.

4. **The proposal amendment complies with all applicable provisions of the Land Use Code, the Bellevue City Code, and Chapter 58.17 RCW.**

**Finding:** The amendment complies with the applicable provisions of the City of

Bellevue Codes and Standards.

**5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

**Finding:** The amendment complies with the City of Bellevue Comprehensive Plan and Newport Hills Subarea Plan. The Comprehensive Plan designation for this area is Single-family High Density (SF-H). The relocations will not be in conflict with maintaining the high density single-family character of the neighborhood

**6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for amendment to a final plat, provided the resulting lots may each be developed without individually requiring a variance.**

**Finding:** The proposed amendment will not have any effect on the ability to develop the lots within the Newport Vista Short Plat. This criterion was analyzed as part of the original approval for the preliminary short plat.

**VI. Conclusion and Decision:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of Development Services does hereby approve the Newport Vista Final Short Plat Amendment with conditions.

**VII. Conditions of Approval:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

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

<b>Applicable Codes, Standards and Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Build. Division, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code – BCC Title 20	Leah Chulsky, 425-452-6834
Noise Control – BCC 9.18	Leah Chulsky, 425-452-6834
Transportation Development Code – BCC 14.60	Ray Godinez, 425-452-7915
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4599
Transportation Department Design Manual	Ray Godinez, 425-452-7915
Traffic Standards Code 14.10	Ray Godinez, 425-452-7915
Utility Code – BCC Title 24	Mark Dewey, 425-452-6179

**A. GENERAL CONDITIONS:**

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

1. Incorporation of Features in original Newport Vista Short Plat

All features contained in the original preliminary short plat approval, with the exception of the amendments contained within this approval, shall be incorporated into the final short plat mylar.

Authority: Land Use Code 20.45B.240  
Reviewer: Leah Chulsky, Development Services Department

2. Recording of the Supplemental Declaration of Newport Vista Short Plat

Applicant shall record the Supplemental Declaration of Newport Vista Short Plat with the King County Department of Records and Elections.

Authority: Land Use Code 20.45B.240  
Reviewer: Leah Chulsky, Development Services Department

