



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Greg Ashley, Ashley Shoreline Design and Permitting on behalf of Kim Moen, property owner.

LOCATION OF PROPOSAL: 1650 W. Lake Sammamish Parkway NE

DESCRIPTION OF PROPOSAL: Installation of a freestanding boatlift adjacent to an existing dock associated with a single family residence. SEPA review and Shoreline Substantial Development Permit approval is required because the boatlift is located on lands covered by water and the cost of the boatlift installation exceeds \$6,416.00.

File Number: 15-104415-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 _____.

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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

April 30, 2015
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
 State Department of Ecology, Shoreline Planner N.W. Region
 Army Corps of Engineers
 Attorney General
 Mukleshoot 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 SUBSTANTIAL DEVELOPMENT PERMIT**

CITY FILE NO. 15-104415-WG	DATE OF APPLICATION: 2/10/2015
DECISION: Approved DATE OF DECISION: 4/30/2015	
Pursuant to Chapter 90.58 RCW, this permit is hereby granted to Greg Ashley agent for Kim Moen to undertake the following development: Installation of a freestanding boatlift adjacent to an existing dock upon the property located at 1650 W. Lake Sammamish Parkway NE	
The project is located in or within 200 feet of Lake Sammamish , a "Shoreline of Statewide Significance" (RCW 90.58.030), and/or its associated wetlands. These areas are within the Shoreline Overlay District (Land Use Code 20.25E) of the City of Bellevue. The proposal conforms to the following applicable shoreline master program provisions: <ul style="list-style-type: none"> • LUC 20.25E.080.B General Regulations Applicable to all Land Use Districts and Activities • LUC 20.25E.080.N Moorage Regulations • LUC 20.30R.155 Decision Criteria Shoreline Substantial Development Permit • Bellevue Comprehensive Plan, Shoreline Management Program Element Policy SH-** 	
Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions: See attached.	

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) (D).

4/30/2015
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 160th Avenue SE, Bellevue, WA 98008-5452



CONDITIONS OF APPROVAL

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Land Use Code- BCC 20.25H	Heidi M. Bedwell, 425-452-4862
Noise Control- BCC 9.18	Heidi M. Bedwell, 425-452-4862
Utilities- Engineering standards	Mark Frazier, 425-452-2022
Clearing and Grading BCC 23.06	Savina Uzunow 425-452-7860

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

1. 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: Heidi M. Bedwell, Land Use Division

2. In-water work window: To mitigate adverse impacts to the fisheries resources, in-water construction shall occur during the period of July 16th through August 30th, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160, Comprehensive Plan Policy EN-26 and Shoreline Master Program Policy SH-13
 Reviewer: Heidi M. Bedwell, Land Use Division

3. Silt curtain: To ensure suspended sediment in the water column generated from the installation of the proposed boatlift does not migrate out of the work area, the applicant must install a silt containment boom.

Authority: Land Use Code 20.25E.080.B
 Reviewer: Heidi M. Bedwell, Land Use Division

4. Site Locate Utility: No construction shall occur on or within 5 feet of Sewer main. The sewer must be field located on the site. The located sewer shall then be shown on the

site plan submitted with the building permit with the note "Sewer main as located by City of Bellevue on xx date. Do not place barge, anchor, equipment etc on or within 5 feet of the sewer main."

Authority: Sanitary Sewer Engineering Standards
Reviewer: Mark Frazier, Utilities Department

Environmental Checklist reviewed by:
Heidi M. Bedwell 3/17/2015

ENVIRONMENTAL CHECKLIST

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: **Kim Moen**

Proponent: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**

Contact Person: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **16412 NE 10th Pl.**
Bellevue, WA 98008-3707
Phone: **(425) 957-9381**

Proposal Title: **Moen Boatlift**

Proposed Location: **1650 W Lk. Samm. Pkwy. NE**
(Street address and nearest cross street or intersection) Provide a legal description if available.

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

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

General description: **Install freestanding portable boatlift.**

1. Acreage of site: **15,480 SF**
2. Number of dwelling units/buildings to be demolished: **None, does not apply**
3. Number of dwelling units/buildings to be constructed: **None, does not apply**
4. Square footage of buildings to be demolished: **None, does not apply**
5. Square footage of buildings to be constructed: **None, does not apply**
6. Quantity of earth movement (in cubic yards): **None, does not apply**
7. Proposed land use: **Private single-family residence**
8. Design features, including building height, number of stories and proposed exterior materials: **Does not apply**

Received
FEB 10 2015
Permit Processing

9. Other: **Does not apply**

Estimated date of completion of the proposed timing of phasing: **Insallation to be carried out during the timing window of July 16 through Dec. 31**

Do you have any plans for future additions, expansions, or further activity related or connected with this proposal? If yes, explain. **No**

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **None**

Do you know whether applications are pending for government 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**

Critical Areas Permit and Building Permit for construction of single family home

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

Land Use Reclassification (rezone) Map of existing and proposed zoning.

Preliminary Plat or Planned Unit Development
Preliminary plat map

Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

Building Permit (or Design Review)
Site Plan
Clearing & Grading Plan

Shoreline Management Permit
Site Plan

A - ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): **flat**; rolling; hilly; steep slopes; mountainous; other:

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- b. What is the steepest slope on the site (approximately percent slope)? < 1%
- c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Sand & gravel
- d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.
No
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None, does not apply
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, does not apply
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
None, does not apply
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None, does not apply

2. **AIR**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
None, does not apply
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No, does not apply
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None, does not apply

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.
Yes, Lake Sammamish
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Yes, install boatlift.
- 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, does not apply

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4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.
No, does not apply

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.
Yes

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, does not apply

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
No, does not apply

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, agriculture; etc.).
None, does not apply

3) 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.
None, does not apply

c. Water Runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow? Will this water flow into other waters? If so, describe.
None, does not apply

2) Could waste materials enter ground or surface waters? If so, generally describe.
No, does not apply

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
None, does not apply

4. PLANTS

a. Check the types of vegetation found on the site:

Deciduous tree: Alder, Maple, Aspen, other

Evergreen tree: Fir, Cedar, Pine, other

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: Cattail, Buttercup, Bulrush, Skunk Cabbage, other

Water plants: Water Lily, Eelgrass, Milfoil, other

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Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

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

Salmon

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

5. ANIMALS

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

Birds: Hawk, Heron, Eagle, **Songbirds**, other:

Mammals: Deer, Bear, Elk, Beaver, other:

Fish: Bass, **Salmon**, Trout, Herring, Shellfish, other:

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

Salmon

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

Possibly a Salmon outmigration rout

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

Adhere to all regulations and guidelines

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 needs? Describe whether it will be used for heating, manufacturing, etc.

None, does not apply

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

No, does not apply

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

None, does not apply

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, does not apply

2) Proposed measures to reduce or control environmental health hazards, if any:
None, does not apply

b. Noise

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

None, does not apply

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Installation, Monday through Friday, 8:00 A.M. to 4:30 P.M.

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

Limit time of installation to M-F, 8:00 A.M to 4:30 P.M.

8. LAND USE AND SHORELINE USE

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

Private single-family residence

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

No

c. Describe any structures on the site.

Private single-family residence

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

No

e. What is the current zoning designation of the site?

R-2.5

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

g. If applicable, what is the current Shoreline Master Program designation of the site (check with City Planning staff)?

Residential

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

Yes, the shoreline

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

None, does not apply

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

None, does not apply

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

None, does not apply

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

Adhere to all regulations and guidelines

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9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None, does not apply
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.
None, does not apply
- c. Proposed measures to reduce or control housing impacts, if any:
None, does not apply

10. AESTHETICS

- a. What is the tallest height of any proposed structures(s), not including antenna; what is the principal exterior building material(s) proposed?
Approximately 24" above the OHWM, aluminum
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None, does not apply
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, does not apply
- c. What existing off-site sources of light or glare may affect your proposal?
None, does not apply
- d. Proposed measures to reduce or control light and glare impacts, if any:
None, does not apply

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Water sports
- 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 of applicant, if any:
None

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13. HISTORICAL AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known
- c. Proposed measures to reduce or control impacts, if any:
None

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.
Does not apply
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Does not apply
- c. How many parking spaces would the completed project have? How many would the project eliminate?
None, does not apply
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No, does not apply
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No, does not apply
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
None, does not apply
- g. Proposed measures to reduce or control transportation impacts, if any:
None, does not apply

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No, does not apply
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None, does not apply

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Does not apply

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- 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, does not apply

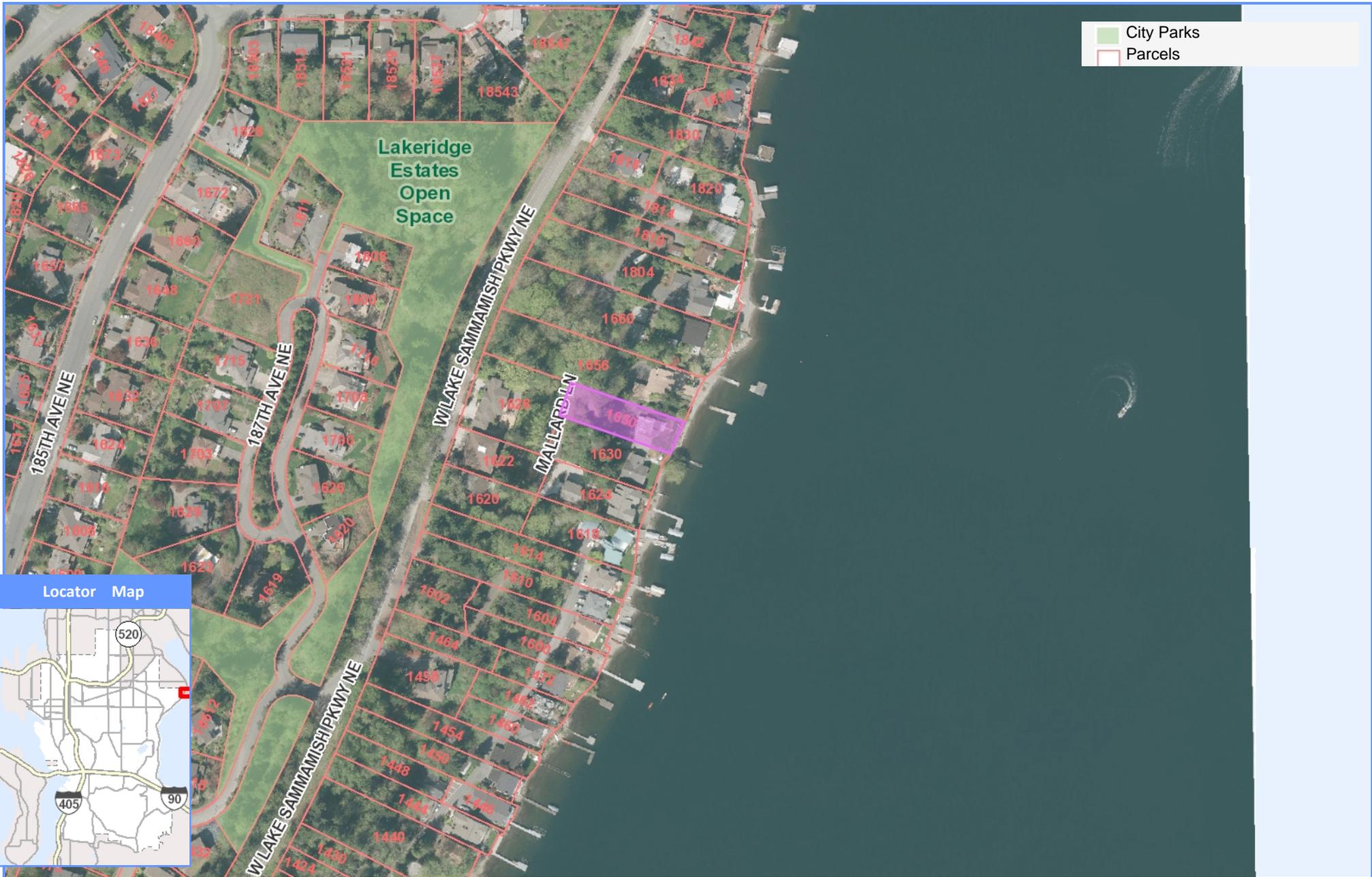
SIGNATURE

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:  _____

Date Submitted: 2/10/2015

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- City Parks
- Parcels



Moen Boatlift

