Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Uptain Pier
LOCATION:	2011 Killarney Way
FILE NUMBERS:	22-105217-WG
PROPONENT:	Evan Wehr, Ecco Design, Inc., 7413 Greenwood Avenue N., Seattle, WA 98103, 206-706-3937, evan@eccodesigninc.com

DESCRIPTION OF PROPOSAL:

Land Use approval of a proposal to reconfigure an existing pier. Remove an existing boat lift and canopy. Install a boat lift and translucent boat cover. Install a beach cove. Place 50 cubic yards of spawning gravel in the beach cove. Replace 81 linear feet of rock bulkhead. Native vegetation is proposed to be planted on the shoreline.

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. 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.

DATE ISSUED: 8/10/2023

APPEAL DATE: 8/24/2023

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

Reilly Pittman
Issued By: *Planning Manager* **for** **Date:** August 10, 2023
Elizabeth Stead, Environmental Coordinator
Development Services Department

City of Bellevue
Development Services Department
Land Use Staff Report

Date of Receipt by Ecology:

SHORELINE MANAGEMENT ACT
DECISION ON SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

File Number:	22-105217-WG
Proposal Name:	Uptain Pier
Proposal Address and Location:	2011 Killarney Way
Water Body:	Lake Washington
Shoreline Environment Designation:	Shoreline Residential
Proposal Description: Land Use approval of a proposal to reconfigure an existing pier. Remove an existing boat lift and canopy. Install a boat lift and translucent boat cover. Install a beach cove. Place 50 cubic yards of spawning gravel in the beach cove. Replace 81 linear feet of rock bulkhead. Native vegetation is proposed to be planted on the shoreline.	
Applicant: ☐Applicant owns property Evan Wehr, Ecco Design, Inc., 7413 Greenwood Avenue N., Seattle, WA 98103, 206-706-3937, evan@eccodesigninc.com	
Applicant Representative: Evan Wehr, Ecco Design, Inc., 7413 Greenwood Avenue N., Seattle, WA 98103, 206-706-3937, evan@eccodesigninc.com	
Application Date:	April 8, 2022
Notice of Application Date:	June 2, 2022
Notice of Decision Date:	August 10, 2023

SEPA Determination: **Determination of Non-Significance**

SEPA Appeal Deadline: **August 24, 2023**

Reilly Pittman
Planning Manager For
Elizabeth Stead, Environmental Coordinator

Decision on SSDP: **Approval with Conditions**
Elizabeth Stead, Land Use-Director
Development Services Department

By: Drew Folsom, Land Use Planner
Drew Folsom, Land Use Planner

The appeal period for a Shoreline Substantial Development Permit is 21 days from the "date of filing" with the Department of Ecology, as defined in RCW 90.58.140(6) and WAC 173-27-130. Appeal of the decision must be made to the Washington State Shoreline Hearings Board.

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. This permit approval will expire within two years of the date of filing unless the construction, use, or activity pursuant to this permit is commenced. Final expiration of this permit approval is five years from the date of filing. Request for extension of expiration is subject to LUC 20.25E.250.E.6.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing 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).

CONTENTS

Attachments to this Decision

Project Plans
SEPA Determination of Non-Significance

See project file for all submitted documents and forms.

I. Proposal Description

The proposal is to reconfigure an existing pier; remove 15 13-inch diameter wood piles, install 21 8-inch epoxy-coated steel piles, and replace existing grating with new ThruFlow grated decking. Relocate an existing boat lift and 331 square foot opaque cover with a new lift placed between the finger piers and a new translucent 466 square foot boat cover. Install a beach cove and place 50 cubic yards of spawning gravel in the beach cove. Replace 81 linear feet of rock bulkhead. Native vegetation is proposed to be planted on the shoreline. The reconfiguration and extent of repairs requires the proposal to meet the requirements of LUC 20.205E.065H.4 - General Requirements Applicable to New or Reconfigured Residential Docks. The proposed work is associated with a single-family house located on a residentially zoned and developed property. See Attachment 1 for project plans and Figures 1a and 1b below for the existing conditions, **reconfigured dock, boat lift, boat lift cover, cove, and repaired bulkhead. .**

Figure 1a

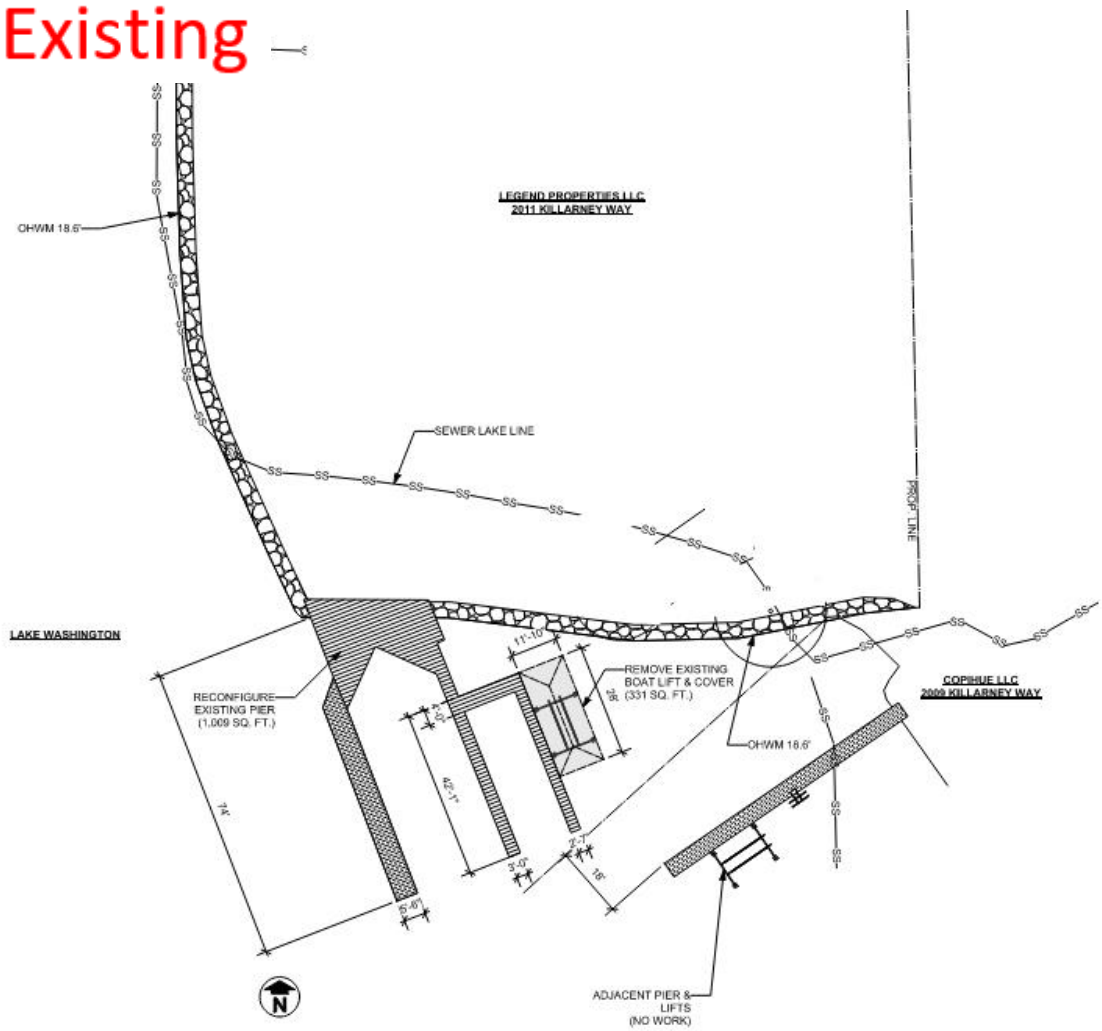
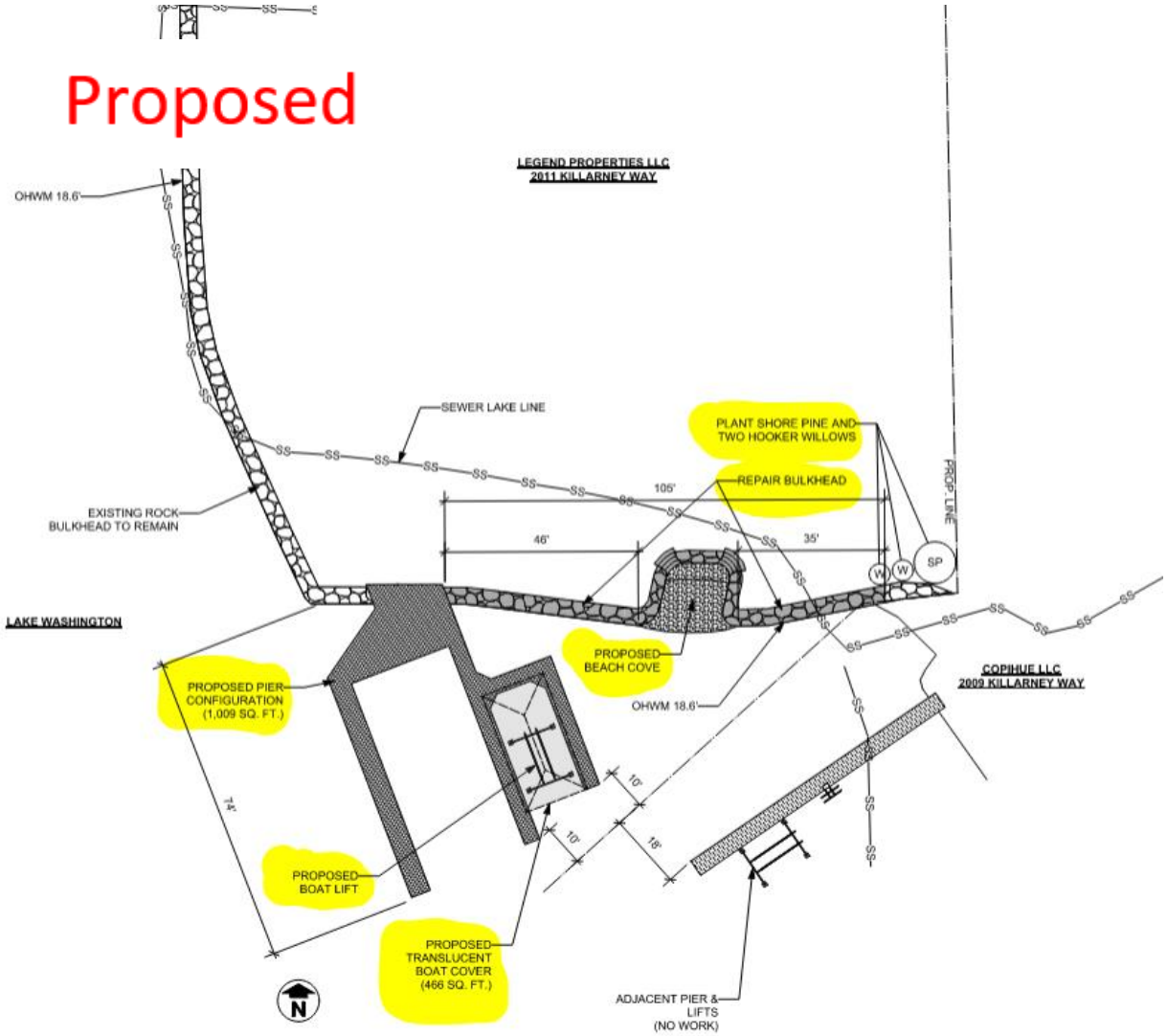


Figure 1b



II. Site Description, Zoning, Land Use Context, and Shoreline Environment and Functions

A. Site Description

The site is located on Lake Washington and has a shoreline environment designation of SR, Shoreline Residential. The project site is located at 2011 Killarney Way. The site is developed with a single-family residence. The rear and side yards facing the lake are landscaped with walkways, patios, lawns, native plants, and ornamental landscaping.

The existing dock has an overwater coverage of approximately 1,009 SF. The dock length extends 74 feet from the OHWM. There are 2 existing finger piers. There is one existing boat lift with an opaque cover located on the east side of the dock. **See Figure 2 for an aerial of the existing site.**

Figure 2

B. Zoning and Land Use Context

The property is zoned R-1.8, a single-family residential zoning district. Surrounding properties are also zoned R-1.8 and developed with single-family residences and docks. The property has a Comprehensive Plan Land Use Designation of SF-L (Single Family Low Density). The project is consistent with this land use designation.

C. Shoreline Environment and Functions

The site is in the Shoreline Residential shoreline environment designation.

Per LUC 20.25E.010, the shoreline residential environment is to accommodate single or multifamily residential development and appurtenant structures. A shoreline residential environment designation is assigned to Bellevue shorelands which are predominantly characterized by residential development or are planned for residential development and exhibit moderate to low levels of ecological functions because of historic shoreline modification activities.

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 upland structures are proposed that are subject to zoning requirements.

B. Shoreline Overlay District LUC 20.25E.065:

The properties have frontage along Lake Washington and are within the Shoreline Overlay District which regulates areas within 200 feet of the Ordinary High Water Mark of shorelines identified in LUC 20.25E and the City's Shoreline Master Program. The Shoreline Overlay District regulations (LUC 20.25E) allow residential moorage facilities provided the applicable performance standards in LUC 20.25E.065 are met.

i. Consistency with LUC 20.25E.065.H

Each application for a new or reconfigured residential dock shall comply with the requirements in LUC 20.25E.065.H.4 or as amended by approval from the US Army Corps of Engineers under Section 404 or Section 10 or by the Washington Department of Fish and Wildlife HPA as follows:

Dock Location: Lake Washington		
Development Standard	**Required by LUC 20.25E.065**	**Proposed Standards**
Number of Docks Allowed	1 per residential lot	**1 proposed**
Dock Side Setback	10' or as established per mutual agreement	**Complies**
Maximum Dock Length	150'	**Complies**
Maximum Dock Size	480 square feet	**1,099 square feet** Approval through Federal

		Permit.*
Maximum Walkway Width	4’ within 30’ of OHWM 6’ beyond 30’ from OHWM	**10-30’ within 30’ of OHWM (Existing and Proposed)** Approval through Federal Permit.* **3’ 10” and 4’ 10” beyond 30’ from OHWM (Existing and Proposed)**
Ell Location vs Depth	30’ waterward of OHWM or at least 9’ of water depth	**10’ waterward of OHWM** Approval through Federal Permit.
Mooring Piles	2 per lot	**Complies**
Decking	Grated	**Open Grating Proposed**
Number of Lifts	4 allowed per lot	**1 Relocated. Complies**
***** The applicant submitted an “Ecological No Net Loss Assessment Report” prepared by Northwest Environmental Consulting, LCC dated March 2023 concluding the proposal “will result in No Net Loss of ecological functions at the site.”		

ii. No Net Loss of Ecological Function

Deviation from the proscriptive dock standards in LUC 20.25E.065.H is allowed through Federal and State permit review. However, the deviation is not covered by the presumption of no net loss of ecological function that applies to projects following the proscriptive standards of LUC 20.25E. Applicants that choose to exceed the standards for docks must demonstrate that their proposal results in no net loss based on mitigation provided as part of the proposal. The applicant provided an Ecological No Net Loss Assessment Report prepared by Northwest Environmental Consulting, LLC. The proposal includes measures that meet the existing code requirements as well as shoreline planting of native trees and shrubs to improve the existing condition of the shoreline. Conversion to grated decking on the proposed pier and translucent cover will reduce the effective coverage at the site by 731 square feet with the reconfiguration. The proposal includes the removal of 15 linear feet of an existing bulkhead and the creation of a beach cove with 50 cubic yards of spawning gravel. Although not required by City of Bellevue regulations, the owner has opted to pay an in-lieu fee to King County to improve watershed conditions to meet state or federal permitting requirements. These measures are sufficient to demonstrate that the proposal results in no net loss of ecological function. The mitigation proposed also demonstrates avoidance and minimization as the existing deck and proposed reconfiguration are

designed to minimize impacts to the aquatic environment by using grated decking and relocating the boatlift and moorage cover into deeper water. The proposed planting is to be maintained and monitored for five years as proposed in the submitted no net loss report. **See Conditions of Approval regarding mitigation planting and monitoring in Section X of this report.**

iii. General Requirements Applicable to all Residential Docks

a. Dock Materials. Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.

b. Dock Lighting. Dock lighting for the purpose of illuminating the dock surface for safety is allowed when the illuminating fixtures are limited to the minimum height necessary above the dock surface, or screened to provide the intended function of walkway illumination, without allowing light emissions to spill outside of the dock surface.

Finding: The proposal will comply with dock material requirements and all replaced piles are proposed to be steel. No lighting is proposed. Less than 75 percent of the near shore piles will be replaced. The Best Management Practices on the submitted plans comply with the dock material requirements. **See Conditions of Approval regarding building permit submittal in Section X of this report.**

iv. Consistency with LUC 20.25E.065.H.6
Boat and Watercraft Lifts. To reduce disturbance of the lake substrate, attached boatlifts and watercraft lifts are preferred over freestanding lifts. Lifts are limited in the number allowed and location:

a. Number. The number of combined boat and watercraft lifts is limited to four per dock.

b. Location. The landward stanchion of any boat or watercraft lift shall be located more than 30 feet waterward of OHWM or within 30 feet waterward

of OHWM if located in at least 9 feet of water depth when measured from the OHWM unless otherwise approved by State or Federal Agencies pursuant to LUC Chart 20.25E.065.H.4 Note 4.

c. Number of Lift Canopies Allowed. One fabric watercraft or boat lift canopy is allowed per single-use dock. Two fabric watercraft or boat lift canopies are allowed per joint-use dock. Canopy fabric shall be light-transmitting, unless alternative materials are approved by State or Federal Agencies pursuant to LUC Chart 20.25E.065.H.4, Note 4

Finding: One relocated lift is proposed. The proposed boat lift and cover will be within 30 feet of the shoreline. However, the proposed boat lift and cover will be within the existing and reconfigured finger piers and relocated further from the shoreline than the existing boat lift and cover. The applicant submitted an Ecological No Net Loss Assessment Report prepared by Northwest Environmental Consulting, LLC demonstrating the proposal will result in No Net Loss of ecological functions and will improve ecological functions at the site long-term. One light-transmitting canopy is proposed.

v. Consistency with LUC 20.25E.080.F.5 - Bulkhead Repair
Existing legally established shoreline stabilization measures may be repaired. Repair is defined as any actions to less than 75 percent of the existing structure over a 5-year period that are designed to restore a stabilization measure to its original condition and configuration. Cumulative repairs within a five-year period exceeding this threshold shall be considered a complete replacement subject to the standards set forth in subsection F.6 of this section.

Finding: The existing rock bulkhead is approximately 330 lineal feet and approximately 81 lineal feet of the bulkhead will be repaired which is only 25 percent of the existing structure.

vi. Consistency with LUC 20.25E.080.F.7 - Cove
Removal of Existing Shoreline Stabilization. Shoreline stabilization measures may be voluntarily removed in support of shoreline mitigation or restoration when the proposal meets the following applicable requirements:

a. The area impacted by removal is restored or replanted pursuant to an approved mitigation plan (refer to LUC 20.25E.060.D), designed, located, sized and constructed to ensure no net loss of ecological function;

b. The impact on adjacent properties is minimized and existing stabilization structures are protected;

c. The applicant records an agreement recognizing that the installation of future hard stabilization is prohibited; and

d. Short-term construction impacts are minimized through the use of appropriate best management practices to minimize impacts to water quality, appropriate timing restrictions, and stabilization of exposed soils following construction.

Finding: The removed stabilization will be converted to a cove with 50 cubic yards of spawning gravel. The applicant submitted an Ecological No Net Loss Assessment Report prepared by Northwest Environmental Consulting, LLC demonstrating the proposal will result in No Net Loss of ecological functions and will improve ecological functions at the site long-term. An agreement will be required to be recorded prior to final inspection restricting the future installation of hard stabilization. The proposal will be subject to applicable sediment control requirements as required by clearing and grading review.

See Conditions of Approval regarding building permit submittal, state and federal approvals, and agreement recording in Section X of this report.

IV. Public Notice and Comment

Application Date:	April 8, 2022
Public Notice Date:	June 2, 2022
30-Day Comment Period End:	July 5, 2022

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on June 2, 2022. It was mailed to property owners within 500 feet of the project site. No comments were received at the time of the writing of this report.

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. Clearing and Grading review will be required under the future building permit.

B. Utilities

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application.

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

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed construction. 21 steel replacement piles are proposed. The proposal is subject to applicable sediment control requirements as required by clearing and grading review.

B. Animals

Chinook salmon, bull trout, and steelhead are found in Lake Washington. The entire dock will be fully grated which will allow for increased light penetration. The proposed cove will install 50 cubic yards of fish spawning gravel. Fish species and their habitat will be protected during the project construction through the timing of in-water work. The applicant will be required to receive State and Federal permit approval and all in-water work is required to occur within the construction window as established by the agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval regarding in-water work and additional agency permitting in Section X of this report**

C. Plants

No native plants or other vegetation would be removed for the dock reconfiguration, boat lifts, bulkhead repair and cove construction. The applicant has proposed shoreline planting with native tree and shrub species (approved by the U.S. Army Corps of Engineers), which will improve plant and habitat functions compared to current site conditions.

VII. Changes to Proposal Due to Staff Review

The applicant revised the plans to provide a 10’ setback between the reconfigured dock and neighboring properties.

VIII. Decision Criteria

LUC 20.25E.160.D Shoreline Substantial Development Permit – Decision Criteria

The Director may approve, or approve with modifications a Shoreline Substantial Development Permit if:

1. **The proposal is consistent with the policies and procedures of the Shoreline Management Act;**
   Finding: As evaluated, the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to water-dependent uses and activities and single-family residences are specifically identified as a preferred use.

2. **The proposal is consistent with the provisions of Chapter 173-27 WAC;**
   Finding: The proposal is consistent with 173-27 WAC.

3. **The proposal is consistent with the SMP;**
   Finding: As evaluated in Section III of this report, the applicant has submitted project plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP).

4. **The proposal will be served by adequate public facilities including streets, fire protection, and utilities;**
   Finding: The proposed dock reconfiguration, lifts, bulkhead repair, and cove do not alter existing service of public facilities to the property.

5. **The proposal is consistent with the Bellevue Comprehensive Plan;**
   Finding: Shoreline Management Goal 6. To recognize existing residential uses and to regulate new residential construction within the intent of shoreline policies.

   The proposal is consistent with the City of Bellevue Shoreline Comprehensive Plan policies SH 16, and SH-18.

   POLICY SH-16. *Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.*

   POLICY SH-18. *Give preference to residential and water dependent, water-enjoyment, and water-related uses (in that order) when the use, activity, or development preserves shoreline ecological functions and processes or, where necessary, mitigates impacts to water quality, fish and wildlife habitat, and other shoreline functions*

   The proposed dock reconfiguration, lifts, bulkhead repair, and cove are consistent with this goal in that they allow residential use of the shoreline and will be constructed with materials suitable for in-water construction and would not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

6. **The proposal complies with applicable requirements of the Bellevue City Code.**
   Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue

Codes and Standards.

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 proposed dock reconfiguration, lifts, bulkhead repair, and cove at 2011 Killarney Way. **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 Approval: In accordance with LUC 20.25E.250, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to commence construction, use, or activity granted by the shoreline permit within two years of the effective date of the permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.25E.250.

Permit authorization expires finally, despite commencement of construction, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.25E.250.

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	Savina Uzunow, 425-452-7860
Utilities – BCC Title 24	James Henderson, 425-452-7889
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

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

1. **Building Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a building permit. Application for a building permit must be submitted and approved. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.25E.160
   Reviewer: Drew Folsom, Development Services Department

2. **Federal and State Permits:** Federal and state water quality standards shall be met. All required federal and state permits and approvals must be received by the applicant prior to commencement of any work.

   Authority: Land Use Code 20.25E.065
   Reviewer: Drew Folsom, Development Services Department

3. **In-Water Work Window:** The US Army Corps of Engineers regulates work windows for when work can occur in Lake Washington. This project is required to meet any work window requirement.

   Authority: Land Use Code 20.25E.160
   Reviewer: Drew Folsom, Development Services Department

4. **Mitigation Monitoring:** A monitoring plan is required to be submitted with the building permit application meeting requirements in LUC 20.25E.060. The monitoring plan must establish goals and performance measures that the planting will meet as it establishes over the one-year monitoring period.

   Authority: Land Use Code 20.25E.060
   Reviewer: Drew Folsom, Development Services Department

5. **Recording of Agreement Prohibiting Installation of Future Hard Stabilization:** An agreement must be notarized and recorded by the applicant prior to final inspection.

   Authority: Land Use Code 20.25E.080
   Reviewer: Drew Folsom, Development Services Department

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Uptain Pier & Beach Cove
2. Name of applicant Kenneth Uptain
3. Contact person Evan Wehr Phone 206-706-3937
4. Contact person address 7413 Greenwood Ave N Seattle, WA 98103
5. Date this checklist was prepared 4/8/2022
6. Agency requesting the checklist City of Bellevue

D.F. 8/8/2023
D.F. 5/27/22

7. Proposed timing or schedule (including phasing, if applicable)

Summer 2022

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

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

None

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

11. List any government approvals or permits that will be needed for your proposal, if known.

Approval from the U.S. Army Corps of Engineers, Washington Department of Fish and Wildlife, and City of Bellevue.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Reconfigure an existing pier. Remove an existing boat lift and canopy. Install a boat lift and translucent boat cover. Install a beach cove. Place 50 cubic yards of spawning gravel in the beach cove. Replace 81 lineal feet of rock bulkhead. Remove two existing trees.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

2011 Killarney Way, Legal Description on sheet A1.0

SE Sec: 6 Township: 24N Range: 5E

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____
2. What is the steepest slope on the site (approximate percent slope)? ~10%

3. 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand and Gravel

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

None Known

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Approximately 80 cubic yards of excavation for the beach cove and bulkhead repair.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Soils will be exposed during the bulkhead repair and beach cove construction. A floating containment boom with silt curtain will be used to contain siltation.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No change

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

A floating containment boom with silt curtain will be used to contain siltation.

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None

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

None Known

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

None

Water

1. Surface Water
   a. 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

   b. 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, the pier, beach cove, and bulkhead repair will be in Lake Washington.

   c. 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 the fill material.

   50 cubic yards of WDFW spec spawning gravel mix will be placed in the beach cove.

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

   No

   e. Does the proposal lie within a 100-year floodplain? No
   If so, note the location on the site plan.

f. 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

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

b. 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.

None

3. Water Runoff (including stormwater)
   a. 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 into other waters? If so, describe.

Not Applicable

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

   Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

None

Plants

1. 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
   - ☐ orchards, vineyards or other permanent crops
   - ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
   - ☑ water plants: water lily eelgrass, milfoil, other _____
   - ☐ other types of vegetation _____

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

   Two 12" diameter deciduous trees will be removed.

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

   Chinook Salmon, Coho Salmon, Steelhead, and Bull Trout

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

   Native shoreline plantings will be planted per the planting plan.

5. List all noxious weeds and invasive species known to be on or near the site.

None known

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☑hawk, ☑heron, ☑eagle, ☐songbirds, ☐other _____

   Mammals: ☐deer, ☐bear, ☐elk, ☑beaver, ☐other _____

   Fish: ☑bass, ☑salmon, ☑trout, ☐herring, ☐shellfish, ☐other _____

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

Chinook Salmon, Coho Salmon, Steelhead, and Bull Trout

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

Salmon migrate through Lake Washington.

4. Proposed measures to preserve or enhance wildlife, if any.

Native shoreline plantings will be planted.

5. List any invasive animal species known to be on or near the site.

None known

Energy and Natural Resources

1. 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.

The lift's batteries will be recharged by solar.

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

No

3. 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.

Not Applicable

Environmental Health

1. 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

   a. Describe any known or possible contamination at the site from present or past uses.

None Known

   b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None Known

   c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None Known

d. Describe special emergency services that might be required.

None

e. Proposed measures to reduce or control environmental health hazards, if any.

None

2. Noise

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

None Known

b. 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.

There will be elevated noise levels during construction and low levels of noise from use.

c. Proposed measures to reduce or control noise impacts, if any.

Construction will take place only during allowed construction hours.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

   The property is a single family residence. The adjacent properties are also single family residences.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

   No

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

      No

3. Describe any structures on the site.

   A single family house and a pier.

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

No

5. What is the current zoning classification of the site? R-1.8

6. What is the current comprehensive plan designation of the site? SF-L

7. If applicable, what is the current shoreline master program designation of the site?

Shoreline Residential

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, Lake Washington

9. Approximately how many people would reside or work in the completed project? N/A

10. Approximately how many people would the completed project displace? N/A

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

None

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

None

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Not Applicable

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not Applicable

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not Applicable

3. Proposed measures to reduce or control housing impacts, if any.

Not Applicable

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed boat cover will be approximately 12' above ordinary high water.

2. What views in the immediate vicinity would be altered or obstructed?

None

3. Proposed measures to reduce or control aesthetic impacts, if any

Not Applicable

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not Applicable

2. Could light or glare from the finished project be a safety hazard or interfere with views?

Not Applicable

3. What existing off-site sources of light or glare may affect your proposal?

None Known

4. Proposed measures to reduce or control light and glare impacts, if any.

Not Applicable

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Boating

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Not Applicable

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

None Known

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None Known

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Not Applicable

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Killarney Way

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, approximately 1/2 mile.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No change to parking.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

No Change

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

Not Applicable

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

None

Utilities

1. Check the utilities currently available at the site:
   - ☑ Electricity
   - ☑ natural gas
   - ☑ water
   - ☑ refuse service
   - ☑ telephone
   - ☑ sanitary sewer
   - ☐ septic system
   - ☐ other

2. 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

Signature

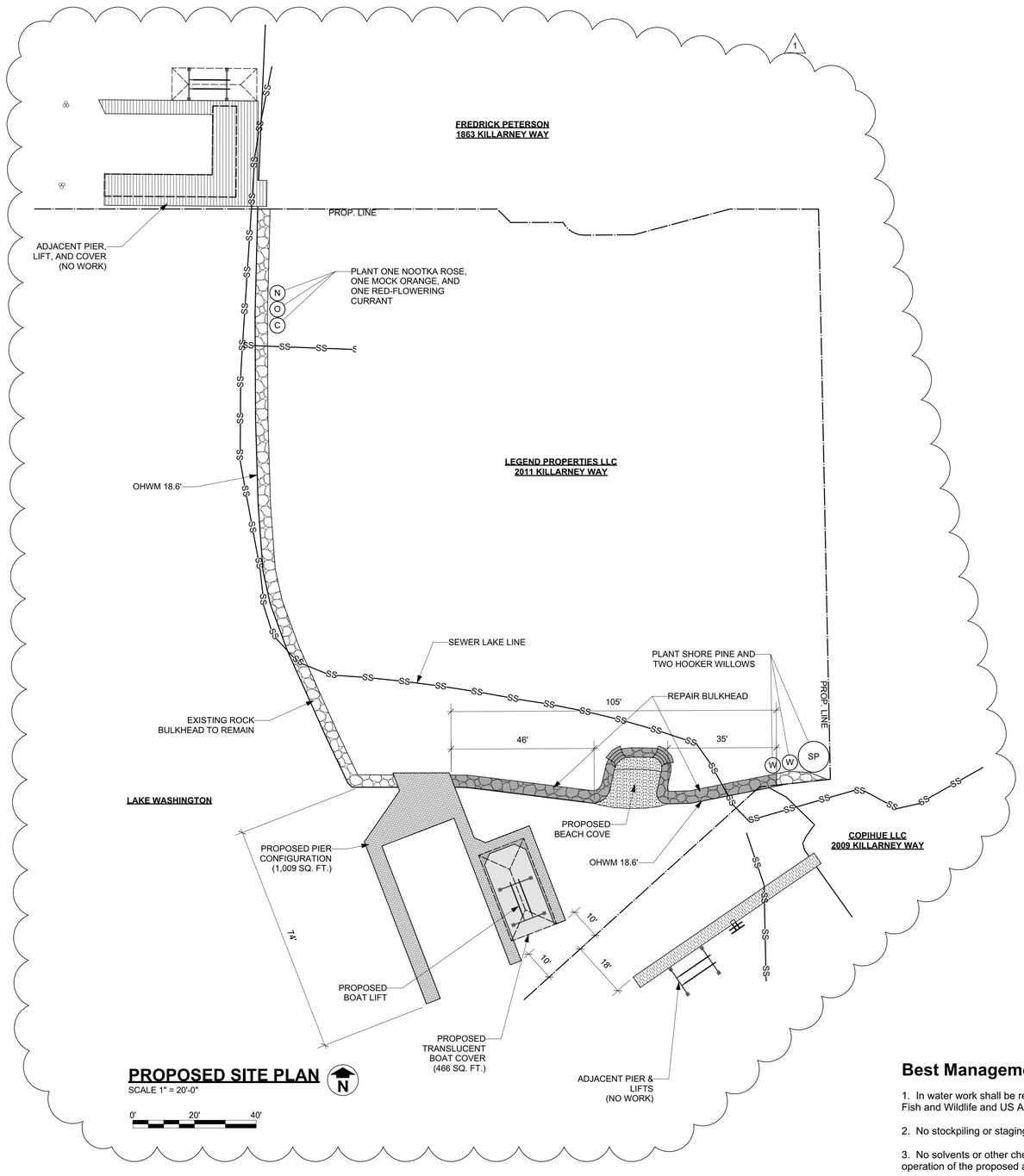
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Evan Wehr

Name of signee Evan Wehr

Position and Agency/Organization ecco design inc.

Date Submitted 4/8/2022



PROJECT INFORMATION

OWNER:
KENNETH UPTAIN

SITE ADDRESS:
2011 KILLARNEY WAY
BELLEVUE, WA 98004

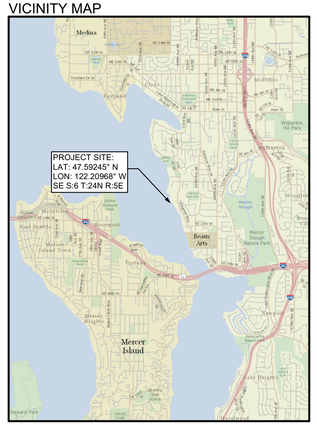
BODY OF WATER:
LAKE WASHINGTON

PARCEL NUMBER:
062405-9038

LEGAL DESCRIPTION:
POR OF S 22.62 FT OF GL 4 & POR OF GL 5 STR 06-24-05 DAF - COMMENCING AT SE COR OF GL 4 TH N 00-54-11 E ALG E LN OF SD GL 4 FOR 22.62 FT TH N 89-59-06 W ALG THE N LN OF S 22.62 FT OF SD GL 4 459.29 FT TAP WCH IS 270.00 FT W OF W LN OF BURROUGHS RD TH S 00-11-17 E 185.05 FT TH S 83-50-29 W 23.13 FT TO TPOB TH N 83-50-29 E 23.13 FT TH N 00-11-17 W 185.05 FT TO N LN OF THE S 22.62 FT OF SD GL 4 TH N 89-59-06 W ALG SD LN 28.84 FT TH S 74-58-46 W 32.11 FT TH S 89-31-13 W 16.00 FT TAP OF CURVATURE THE RAD OF WCH BEARS N 00-00-54 E 7.78 FT DIST TH ALG THE ARC OF A CRV TO RGT THRU A C/A OF 62-22-38 AN ARC DIST OF 8.47 FT TH N 89-59-06 W 17.06 FT TH N 44-59-06 W 6.16 FT TO THE N LN OF THE S 22.62 FT OF SD GL 4 TH N 89-59-06 W ALG SD LN 75 FT M/L TO SHORE LN OF LAKE WASHINGTON TH SLY ALG SD SHORE LN TAP THAT LIES S 46-44-09 W FR TPOB TH N 46-44-09 E TO TPOB - TGW SH LDS ADJ - AKA LOT B OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO 90-9270 REC NO 9105169001

PROJECT DESCRIPTION:
RECONFIGURE AN EXISTING PIER. REMOVE AN EXISTING BOAT LIFT AND CANOPY. INSTALL A BOAT LIFT AND TRANSLUCENT BOAT COVER. INSTALL A BEACH COVE. PLACE 50 CUBIC YARDS OF SPAWNING GRAVEL IN THE BEACH COVE. REPLACE 81 LINEAL FEET OF ROCK BULKHEAD. PLANT NATIVE VEGETATION PER THE PLANTING PLAN.

VICINITY MAP



MITIGATION MONITORING PLAN:

THE OWNER SHALL ASSURE:
- 100 PERCENT SURVIVAL OF ALL PLANTS DURING THE FIRST TWO YEARS OF MONITORING
- 80 PERCENT SURVIVAL OF SHRUBS DURING THE FINAL THREE YEARS OF MONITORING.
- NO MORE THAN 10% COVERAGE OF INVASIVE WOODY VEGETATION IN ANY GIVEN YEAR.
- THE INSTALLED VEGETATION COMMUNITY WILL BE MONITORED FOR FIVE YEARS AFTER INITIAL INSTALLATION.

MAINTENANCE:

MAINTENANCE OF THE VEA DURING THE FIVE-YEAR MONITORING PERIOD SHALL BE CONDUCTED BY THE APPLICANT.

MAINTENANCE SHALL INCLUDE:
- REMOVAL AND REPLACEMENT OF DEAD OR DYING PLANTS
- WEEDING OF NON-NATIVE INVASIVE SPECIES, AND WATERING
- MAINTENANCE SHALL NOT INCLUDE APPLICATION OF TOXIC CHEMICAL TREATMENTS

Best Management Practicies

1. In water work shall be restricted to work windows established by Washington Department of Fish and Wildlife and US Army Corps of Engineers.

2. No stockpiling or staging of material will occur below OHW.

3. No solvents or other chemicals will be used in or over the water during the construction or operation of the proposed action.

4. No waste material, including material associated with treated wood decks, will enter the waterbody.

5. All waste material and construction debris will be collected and disposed of at an approved facility that is in compliance with the Endangered Species Act.

6. All floating debris generated during construction will be retrieved, removed, and disposed of at an approved upland location.

7. All equipment that will operate over water or below OHWM or MHHW will be cleaned of accumulated grease, oil, or mud. All leaks will be repaired prior to arriving on site. Equipment will be inspected daily for leaks, accumulations of grease, etc., and any identified problems will be fixed before operating over water or below the OHWM or MHHW.

8. Two oil absorbing floating booms, appropriate for the size of the work area, will be available onsite whenever heavy equipment operates within 150 feet of open water and there is a potential for hazardous materials to enter surface waters. The booms will be stored in a location that facilitates immediate deployment in the event of a spill.

9. Work done by barge will be done with a crane and a guide on the end of the barge for placement of the piling in specific locations. The working barge will be kept in place with steel spuds or large steel piles that act as anchors at each corner of the barge to prevent the barge from grounding out. The barge will not ground or rest on the substrate or be over or within 25 feet of vegetated shallows (except where such vegetation is limited to State-designated noxious weeds).

10. Fueling and servicing of equipment will be confined to an established staging area that is at least 150 feet from open water or wetlands. Spill containment systems must be adequate to contain all fuel leaks.

11. Equipment and vehicles will be stored in established staging areas when not in use (excluding cranes, which cannot be easily moved).

12. A written spill prevention, control, and countermeasures plan will be prepared for activities that include the use of heavy equipment. The plan will describe measures to prevent or reduce impacts from accidental leaks or spills, and will contain a description of all hazardous materials that will be used, proper storage and handling, and monitoring methods. A spill kit will be available onsite during construction and stored in a location that facilitates immediate deployment if needed.

13. Treated wood and other material shall be the least toxic according to industry standards. Treated wood used shall be applied and used in accordance with the American Wood Preserver Association (AWPA) standards for aquatic use. Wood treated with pentachlorophenol, creosote, chromate copper arsenate (CCA), or comparably toxic compounds is prohibited for decking or piling.

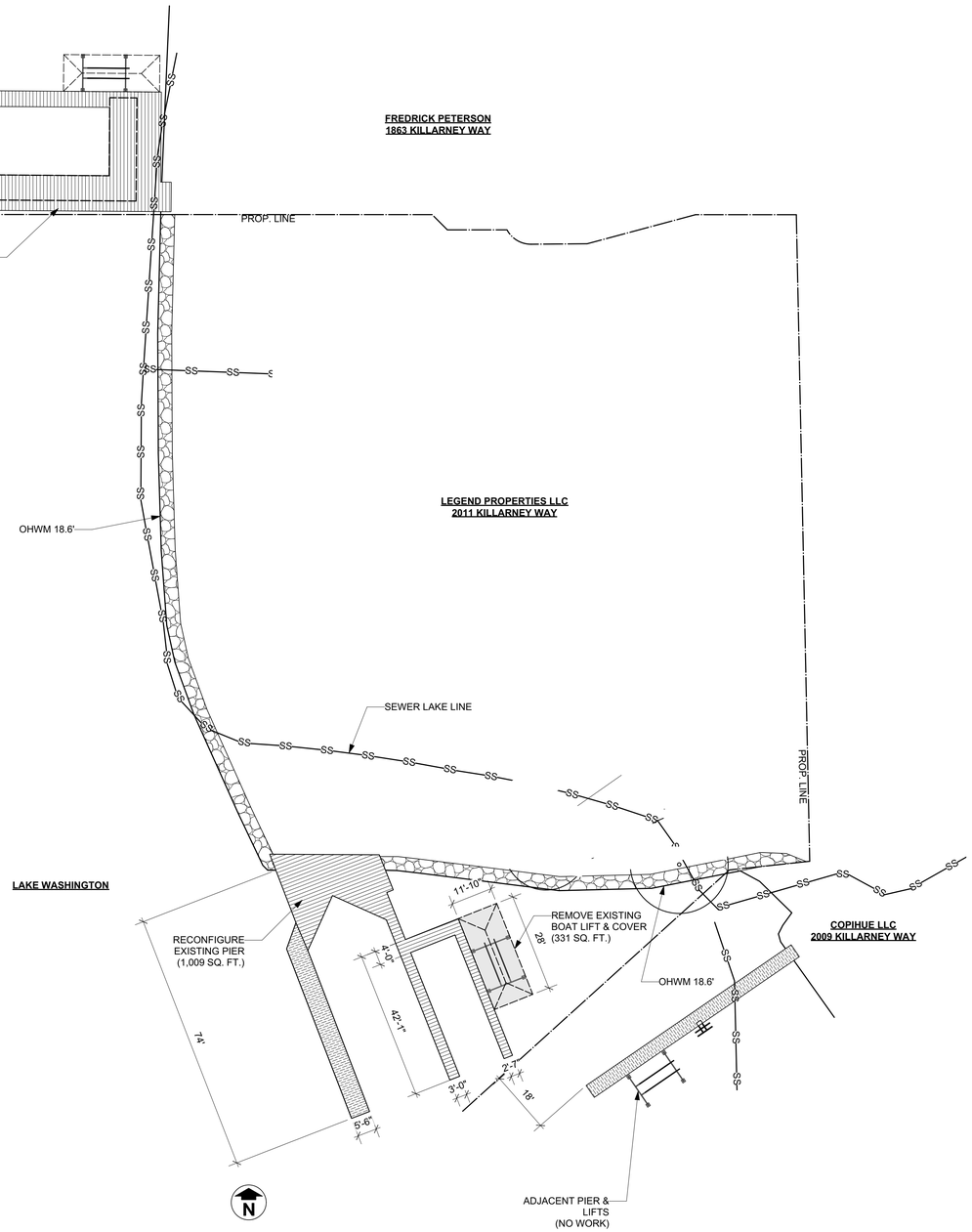
ECCO
Architecture & Design
7413 Greenwood Ave N
Seattle, WA 98103

PROJECT INFO
SITE PLAN

DATE: 4/8/2022
REVISIONS: 1 3/15/2022

KENNETH UPTAIN
2011 KILLARNEY WAY
BELLEVUE, WA 98004

A1.0



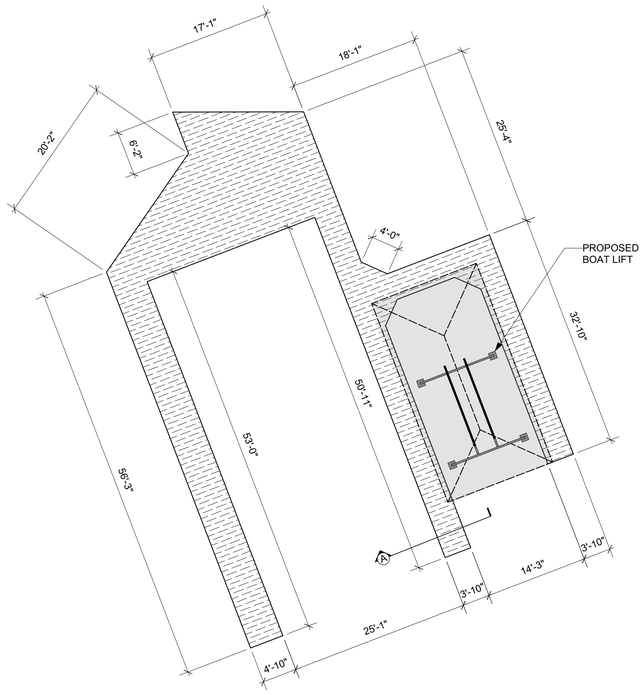
ECCO
Architecture & Design
7413 Greenwood Ave N
Seattle, WA 98103

SITE PLAN

DATE: 4/8/2022
REVISIONS: 1 3/15/2022

KENNETH UPTAIN
2011 KILLARNEY WAY
BELLEVUE, WA 98004

A2.0

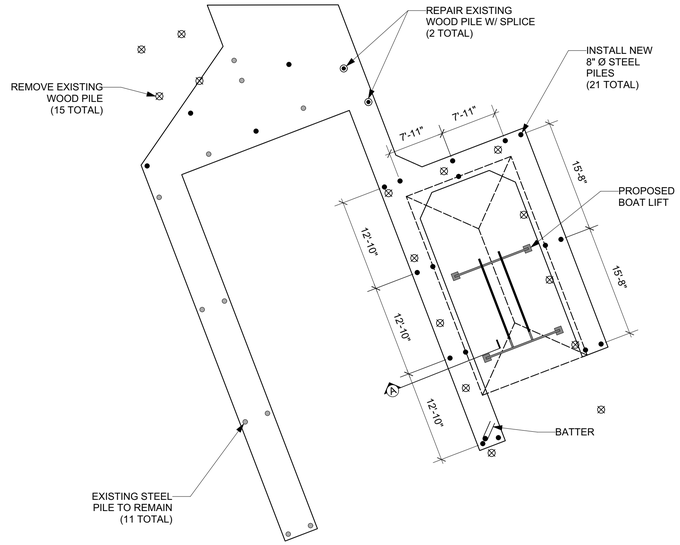


PROPOSED PIER PLAN

SCALE 1" = 10'-0"

0' 10' 20'

N

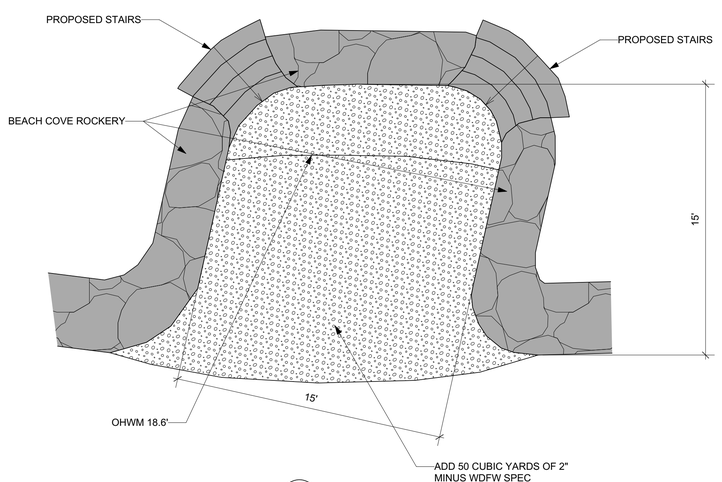


PROPOSED PILE PLAN

SCALE 1" = 10'-0"

0' 10' 20'

N



BEACH COVE PLAN

SCALE 1/4" = 1'-0"

0' 4' 8'

N

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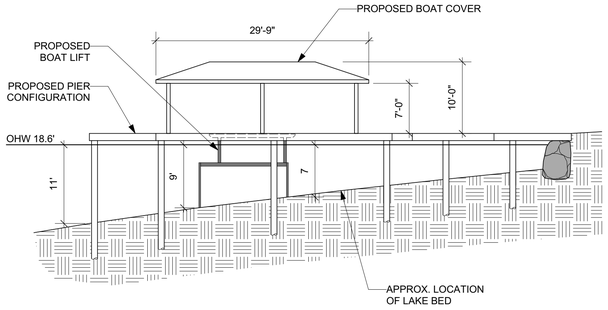
Architecture & Design
7413 Greenwood Ave N
Seattle, WA 98103

PILE PLAN
PIER PLAN
COVE PLAN

DATE: 4/8/2022
REVISIONS: 1 3/15/2022

KENNETH UPTAIN
2011 KILLARNEY WAY
BELLEVUE, WA 98004

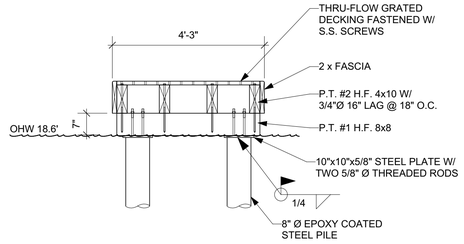
A3.0



PROPOSED PIER ELEVATION

SCALE 1" = 10'-0"

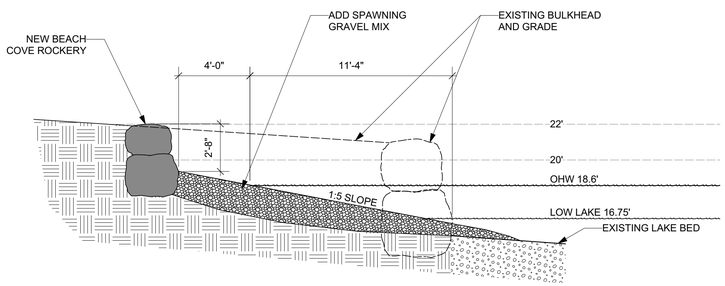
0' 10' 20'



PIER WALKWAY SECTION A (PROPOSED)

SCALE 1/2" = 1'-0"

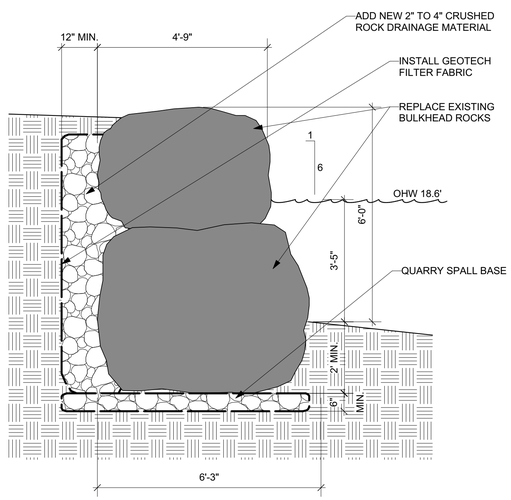
0' 2' 4'



BEACH COVE SECTION

SCALE 1/4" = 1'-0"

0' 4' 8'



ROCK BULKHEAD SECTION

SCALE 1/2" = 1'-0"

0' 2' 4'

ECCO
Architecture & Design
7413 Greenwood Ave N
Seattle, WA 98103

ELEVATIONS
SECTION DETAILS

DATE: 4/8/2022
REVISIONS:

KENNETH UPTAIN
2011 KILLARNEY WAY
BELLEVUE, WA 98004

A4.0