



**EXEMPTION FROM SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

To: **Max Chickering**  
1228 W Lake Sammamish Pkwy NE  
Bellevue, WA 98004

Re: **Chickering Boathouse Repair**

File Number: **22-105338-WE**

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

A DNS was issued under WAC 197-11-355, using the optional DNS Process. There is no further comment period on the DNS. Appeal period ends on November 27, 2023

The proposal to undertake the following development:

- **Minor structural repair of existing boathouse including:**
  - **New siding**
  - **Interior wall and ceiling repair**
  - **Roof repair**
  - **Reduction in overall size of boathouse to 250 square feet**
- **Installation of two (2) western hemlock trees**
- **Installation of three (3) red flowering currant shrubs**

Within the shoreline **Residential** environment of **Lake Sammamish** and/or its associated wetlands;

Is exempt from the requirement of a substantial development permit because:

- **Development is considered normal repair and maintenance (LUC 20.25E.170.C.2)**

Inconsistent	Consistent	
	X	Policies of the State Shoreline Management Act (RCW 90.58)
	X	The Bellevue Shoreline Master Program (LUC 20.25E)

Date: **November 8, 2023**

Signed

**Note:** This exemption does not authorize construction to begin. All other required local, state or federal permits must be obtained before construction can begin. All land use code, building code, City shoreline code and other City regulations must be complied with.

CC: Dept. of Ecology, 3190 160<sup>th</sup> Avenue SE, Bellevue, WA 98008-5452  
Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201, Issaquah, WA 98027



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

## DETERMINATION OF NON-SIGNIFICANCE

<b>PROPOSAL NAME:</b>	Chickering Boathouse Repair
<b>LOCATION:</b>	1232 W Lake Sammamish Pkwy NE
<b>FILE NUMBERS:</b>	22-105338-WE
<b>PROPONENT:</b>	Max Chickering
<b>DESCRIPTION OF PROPOSAL:</b>	
Minor repair of an existing boathouse including minor structural repairs, new siding, interior wall and ceiling repair, roof repair, and a reduction in size to 250 square feet. The proposal includes planting of two (2) western hemlock trees and three (3) red flowering currant shrubs within the work limit area adjacent to the Lake Sammamish ordinary high water mark.	

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:** 11/9/2023

**APPEAL DATE:** 11/27/2023

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 proposal's 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: November 9, 2023  
Elizabeth Stead, Environmental Coordinator  
Development Services Department



DEVELOPMENT SERVICES DEPARTMENT  
450 110<sup>TH</sup> AVENUE NE  
BELLEVUE, WA 98009-9012

## **SEPA Environmental Checklist**

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

### ***Purpose of 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 for applicants:***

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

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.

**PLEASE REMEMBER TO SIGN THE CHECKLIST.** Electronic signatures are also acceptable.

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
*Chickering Boathouse Repair*
2. Name of applicant: [\[help\]](#)  
*Max (David Maxwell) & Joann Chickering*
3. Address and phone number of applicant and contact person: [\[help\]](#)  
*Applicant:*  
*1228 West Lake Sammamish Parkway NE*  
*Bellevue, WA 98008*  
*425-802-6366*  
  
*Contact Person:*  
*Kenny Booth*  
*The Watershed Company*  
*750 Sixth Street South*  
*Kirkland, WA 98033*  
*425-822-5242*
4. Date checklist prepared: [\[help\]](#)  
*April 11, 2022*
5. Agency requesting checklist: [\[help\]](#)  
*City of Bellevue*
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
*Work will be started upon receipt of all applicable permits and within any state or federally mandated work windows.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
*There are no plans for future additions, expansion, or further activity at this time.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
*-Shoreline Exemption - Project Description and Code Compliance Narrative, The Watershed Company, April 2022*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
*None at this time.*
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
*-Building Permit (City of Bellevue)*  
*-Shoreline Exemption (City of Bellevue)*  
*-WA Dept. of Fish and Wildlife - Hydraulic Project Approval*

11. Give 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.)

[\[help\]](#)

*The proposed project involves minor repair of an existing boathouse in order to ensure continued safe use of the structure. The boathouse is situated primarily upland of the OHWM of Lake Sammamish, though a small portion (35 SF) extends waterward of the OHWM.*

*Proposed repairs will not exceed 50 percent of the replacement value of the boathouse, and include some structural repairs, new siding, interior wall and ceiling repair, and roof repair. The upland areas around the boathouse are sparsely vegetated and consist almost entirely of bare ground. Thus, there will be no impacts to existing shoreline vegetation.*

12. 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 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. [\[help\]](#)

*The project site is located at 1232 West Lake Sammamish Parkway NE, Bellevue, WA 98008. King County parcel# 7430500290.*

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one):  Flat,  rolling,  hilly,  steep slopes,  mountainous, other: *The property is characterized by steep slopes to the west of the access road (NE Rosemont Place), with a relatively gentle grade descending toward Lake Sammamish on the east side of the access road.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
*According to the Geotechnical Engineering Report completed by PanGEO, Inc., the steepest slope on the site is 40+%, and occurs to the west of NE Rosemont Place.*
- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)  
*According to the Geotechnical Engineering Report completed by*

*PanGEO, Inc., the Geologic Map of King County, Washington (Booth, D. B., Troost, K. A., and Wisher, A. P., 2007) maps the project area as underlain by pre-Fraser deposits (Qpf) in the west (upslope) portion of the site and Alluvium (Qal) in the east (downslope) portion of the site near Lake Sammamish.*

*Alluvium (Qal) generally consists of sand, silt, gravel, and cobbles deposited by streams and running water, and may locally contain soft peat lenses. Alluvium typically has a loose to dense condition or soft to stiff consistency.*

*Pre-Fraser (Qpf) deposits typically consist of very dense and hard, interbedded sand, gravel, and diamicts of indeterminate origin.*

*Subsurface conditions encountered in test borings completed by PanGEO, Inc. were quite consistent with the mapped geology, which are interpreted as colluvium (upslope) and alluvium (downslope) overlaying pre-Fraser deposits.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
*According to the Geotechnical Engineering Report completed by PanGEO, Inc., no noticeable signs of past slope instability, ground movement, or signs of vertical settlement were observed during site reconnaissance.*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)  
*No filling or grading is proposed. The only ground disturbance is associated with new plantings to be installed.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
*Soils may be exposed during planting, but use of best management practices for soil and water management will contain the soils to the site, and prevent transport off site.*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
*The proposed project will not change the impervious surface coverage of the site.*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
*Best Management Practices as outlined in Washington State Department of Ecology's current Stormwater Management Manual for Western Washington, as well as applicable City of Bellevue requirements, will be employed to control construction-related erosion.*

**Erosion Control regulated by BCC 23.76**

## 2. Air [\[help\]](#)

- a. 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. [\[help\]](#)  
*Emissions to the air, including dust and diesel exhaust, would result from the operation of equipment during construction. Emissions would be temporary and of short duration. Following project completion, emissions will be equivalent as compared to the existing condition.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
*No, does not apply.*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
*Dust will be managed by the project contractor during construction.*

## 3. Water [\[help\]](#)

### a. Surface Water :

- 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. [\[help\]](#)  
*The project area is located along the Lake Sammamish shoreline. Lake Sammamish is designated as a Shoreline of the State (Type S).*
- 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. [\[help\]](#)  
*Yes, all work will occur adjacent to or along the Lake Sammamish shoreline. Please refer to the project plans, included in this submittal.*
- 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. [\[help\]](#)  
*None.*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
*No.*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)  
*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. [\[help\]](#)  
*No.*

b. Ground Water:

- 1) 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. [\[help\]](#)  
*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. [\[help\]](#)  
*None, does not apply.*

c. Water runoff (including stormwater):

- 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 into other waters? If so, describe. [\[help\]](#)  
*There will be no change to on-site drainage patterns.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
*No. All construction debris will be properly disposed of on land in such a manner that it cannot enter into waterways or cause water quality degradation.*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)  
*No significant alteration of the drainage pattern is expected as a result of the proposed project.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*The erosion control measures described under question 1h would be implemented, as necessary.*

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other: *Click here to enter text.*  
evergreen tree: fir, cedar, pine, other: *Click here to enter text.*  
shrubs  
grass



- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
- water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
- other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*Existing vegetation on the subject property primarily consists of invasive species and ornamental landscaping. The area immediately surrounding the boathouse consists almost entirely of bare ground and impervious surface. As such, this proposal does not include impacts to existing shoreline vegetation. The project proposes to install 2 native trees and 5 native shrubs within direct proximity of the OHWM.*

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

*No threatened or endangered species are known to be on or near the site.*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*Please refer to the planting plan, along with maintenance and monitoring notes.*

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

*Invasive species observed on the property include English ivy and English laurel.*

**5. Animals [\[help\]](#)**

a. 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. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other: *Click here to enter text.*

mammals: deer, bear, elk, beaver, other: *Click here to enter text.*

fish: bass, salmon, trout, herring, shellfish, other: *Click here to enter text.*

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

*Adult and juvenile chinook salmon and steelhead trout (listed as Threatened under the Federal Endangered Species Act) migrate through Lake Sammamish. Adults migrate upstream to reach spawning grounds; juveniles migrate downstream from their natal streams to reach the ocean. Lake Sammamish also*

*contains coho salmon (Species of Concern under Federal Endangered Species Act). Lake Sammamish potentially contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.*

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
*As described above, adult and juvenile salmon migrate up and downstream, respectively, through Lake Sammamish. Kokanee salmon are also in Lake Sammamish, and migrate to and from local streams. Migrating waterfowl may use the lake as resting and foraging areas during spring and fall migrations.*  
*Site is located along the Pacific Flyway migration route.*
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
*Proposed mitigation plantings are designed to enhance shoreline habitat.*
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)  
*No invasive animal species are known to be on or near the site.*

## 6. Energy and Natural Resources [\[help\]](#)

- 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. [\[help\]](#)  
*The property is outfitted with electric and natural gas to provide energy for heating, cooling, and electricity.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)  
*The project will not affect the potential use of solar energy by adjacent properties.*
- 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: [\[help\]](#)  
*None proposed.*

## 7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)  
*No environmental health hazards are expected to occur as a result of this proposal.*
  - 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)  
*None known.*
  - 2) 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. [\[help\]](#)

*There are buried utility pipelines, including natural gas, on-site, but they are not within the construction area for the proposed project.*

- 3) 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. [\[help\]](#)

*Deisel fuel will be used during project construction for the operation of power equipment but no toxic or hazardous chemicals will be stored, used, or produced by the completed project.*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*None anticipated.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*No known environmental hazards are expected to occur as a result of this project.*

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

*Noise generated in the vicinity of the project will not affect the project.*

- 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. [\[help\]](#)

*Construction activity would generate short-term noise during allowed work hours.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*Construction activities that cause noise will conform to Bellevue Municipal Code Requirements - and be limited to the hours of 7:00 A.M to 6:00 P.M., M-F and the hours of 9:00 AM-5:00 PM on Saturdays. No construction is allowed on Sundays.*

**Noise regulated by BCC 9.18**

**8. Land and Shoreline Use** [\[help\]](#)

- a. 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. [\[help\]](#)

*The parcel covered under this application is currently used for single-family residential use and is surrounded by similar residential properties. The proposal will not affect current land uses on nearby or adjacent properties.*

- b. 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 nonfarm or nonforest use? [\[help\]](#)  
*No.*
- 1) 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: [\[help\]](#)  
*No.*
- c. Describe any structures on the site. [\[help\]](#)  
*The structures on site include an existing single-family residential structure, a carport, retaining walls, and a bulkhead. The existing boathouse is in need of repair to ensure continued safe use of the structure.*
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
*No. Boathouse will be partially removed.*
- e. What is the current zoning classification of the site? [\[help\]](#)  
*The current City of Bellevue zoning classification for the site is R-2.5.*
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
*The current comprehensive plan designation of the property is SF-M (Single Family, Medium Density - up to 3.5 units per acre).*
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
*The current shoreline environmental designation of the property is Shoreline Residential.*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
*Yes, the site includes areas of steep slope critical area to the west of NE Rosemont Place. The site is also located along the shoreline of Lake Sammamish, which includes a 100-year floodplain.*
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
*This proposal does not include any dwelling units.*
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
*None.*
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
*None proposed.*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
*None proposed. The project does not represent a change in the existing permitted use of the property.*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)  
*None proposed.*

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
*None. The proposed project does not include any dwelling units.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
*None.*
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
*None proposed.*

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
*The boathouse is approximately 10 feet tall and covered with wood siding.*
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
*No views would be altered or obstructed.*
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
*None proposed.*

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
*Light or glare produced by the proposed development is not expected to be significantly greater than that produced by the existing condition.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
*No.*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
*The only potential off-site source of glare is Lake Sammamish, as it may reflect the sun during early morning hours.*
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
*No such measures are necessary. The potential reflections of glare off Lake Sammamish are natural and no significant increase in glare from the proposed development would be expected.*

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
*Lake Sammamish provides boating, swimming, fishing, and wildlife viewing opportunities. The nearest public shoreline access location/public park is Idylwood Beach Park, located approximately 1.8 miles north of the project site along the Lake Sammamish shoreline.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
*No existing recreational uses would be displaced.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
*The proposed boathouse repairs are necessary for continued safe use of the structure and will facilitate recreational access to Lake Sammamish on the subject property.*

## 13. Historic and cultural preservation [\[help\]](#)

- a. 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. [\[help\]](#)  
*According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD), there are no historic properties or structures on or near the project site.*
- b. 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. [\[help\]](#)  
*According to WISAARD, there are no such cultural resources on or near the project site. However, the entire shoreline of Lake Sammamish is rated by the WISAARD predictive model as a high risk for archaeological resources.*
- c. 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.

[\[help\]](#)

*Potential impacts to cultural resources and historic resources were assessed by consulting the Washington Information System for Architectural and Archaeological Records Data (WISAARD), a database maintained by the Washington State Department of Archaeology and Historic Preservation (DAHP).*

- d. 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. [\[help\]](#)

*As required in the Bellevue Land Use Code (LUC 20.25E.060.F.2.a), if archaeological resources are uncovered during excavation, all work will immediately cease and the City, the Washington State Department of Archaeology and Historic Preservation, and affected Native American tribes shall immediately be notified.*

#### 14. Transportation [\[help\]](#)

- a. 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. [\[help\]](#)  
*Access to the parcel is provided by NE Rosemont Place. The proposed project will not affect existing transportation access to this street system.*
- b. 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? [\[help\]](#)  
*There are multiple King County Metro Transit and Sound Transit bus routes that provide service to City residents via West Lake Sammamish Parkway NE. The bus stop nearest the project property is located at the intersection of West Lake Sammamish Parkway NE and NE 15<sup>th</sup> Place.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
*No parking spaces will be added or eliminated as part of the proposed project.*
- d. 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). [\[help\]](#)  
*No.*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
*The project will occur along the Lake Sammamish shoreline. Lake Sammamish is used for recreational boating but is not a main source of water transportation.*
- f. 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 nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)  
*The completed project will not generate additional vehicular trips relative to the current state of the parcel.*

- g. 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. [\[help\]](#)  
*No.*
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
*None proposed.*

#### 15. Public Services [\[help\]](#)

- a. 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. [\[help\]](#)  
*No.*
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
*None proposed.*

#### 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other  
*electricity, natural gas, water, refuse service, telephone, sanitary sewer*
- c. 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. [\[help\]](#)  
*The proposed project will not change the existing availability or use of utilities on the property.*

### C. Signature [\[help\]](#)

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.

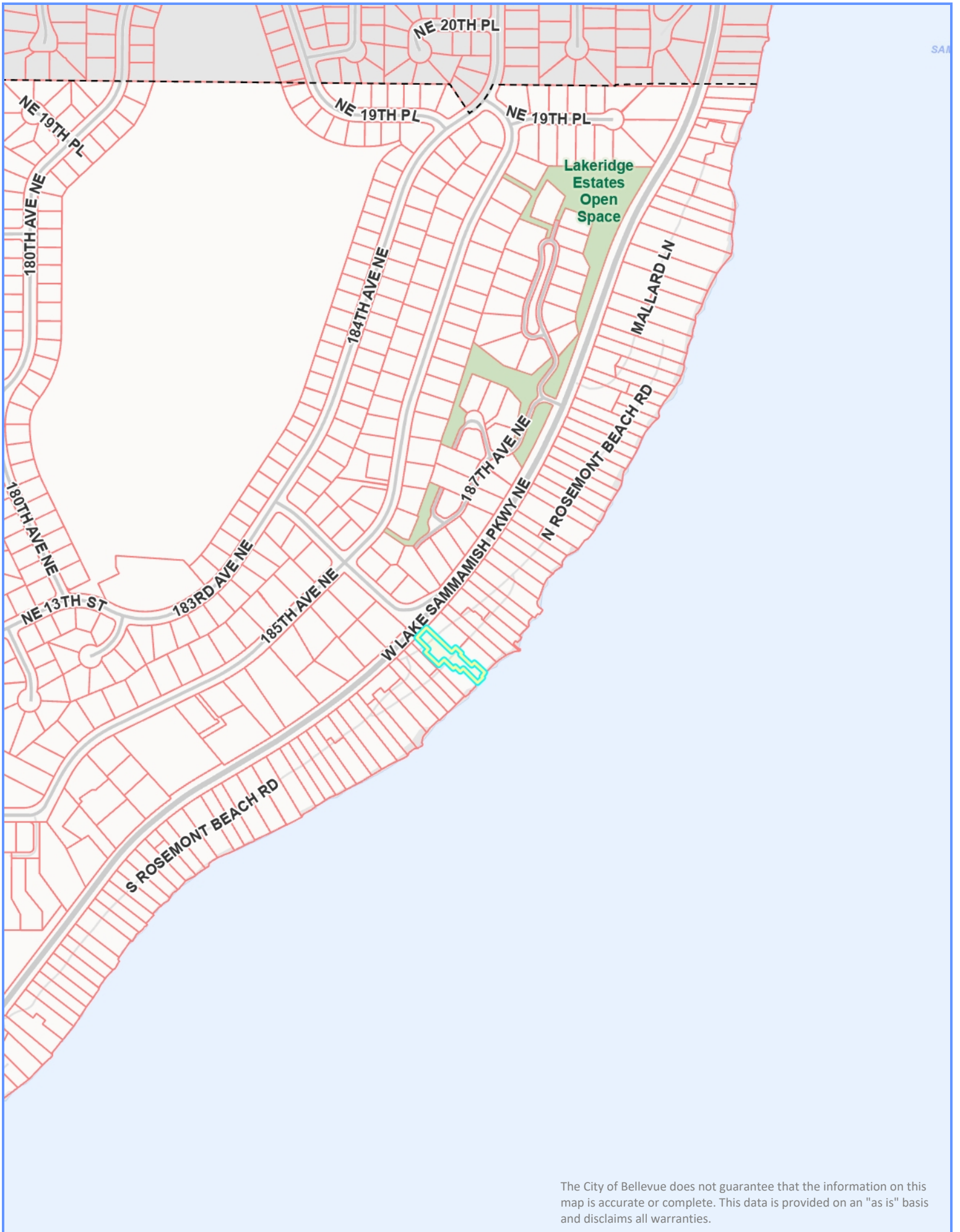
Signature: 

Name of signee: *Kenny Booth*

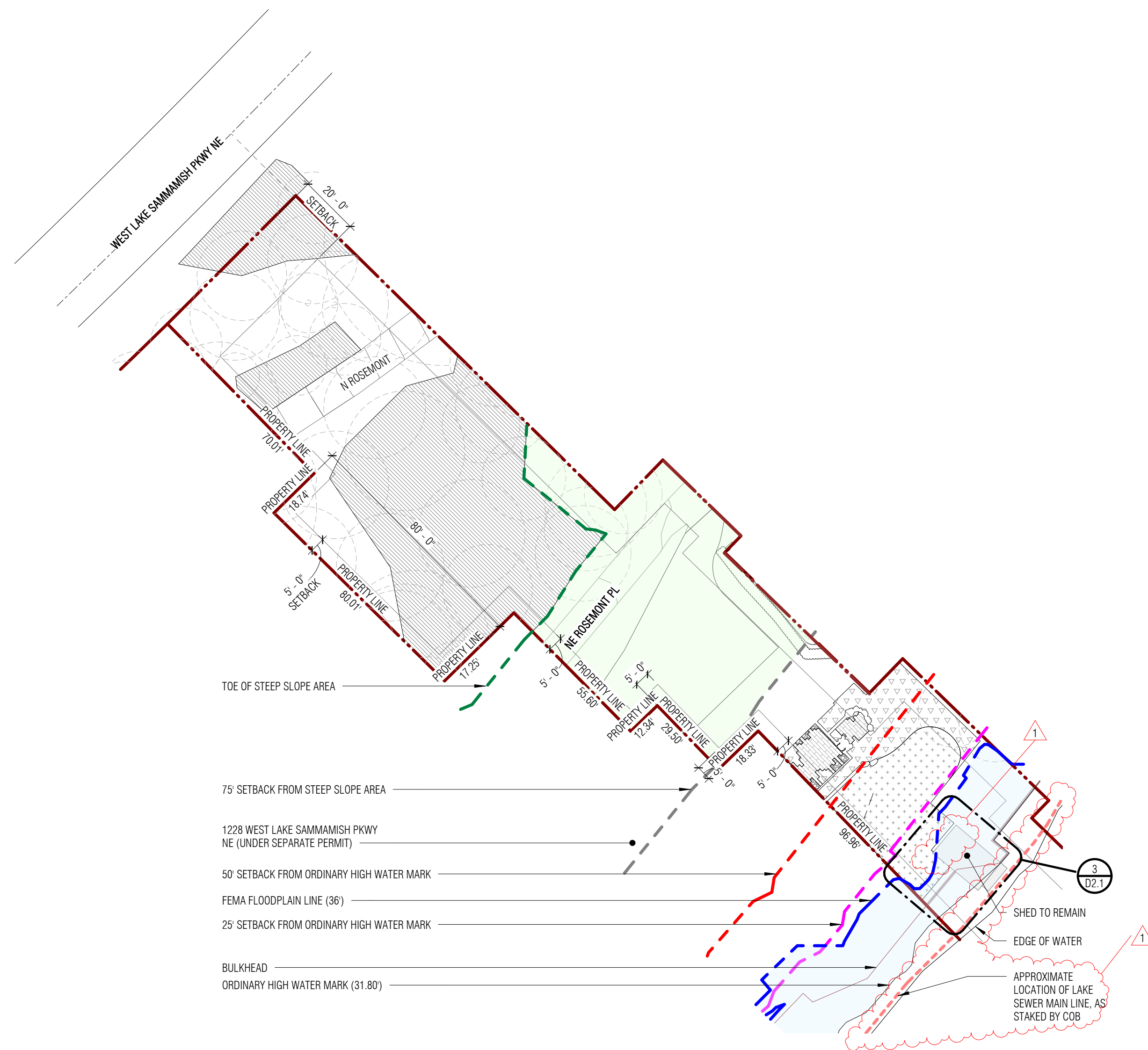
Position and Agency/Organization: *Senior Planner, The Watershed Company*

Date Submitted: *April 11, 2022*



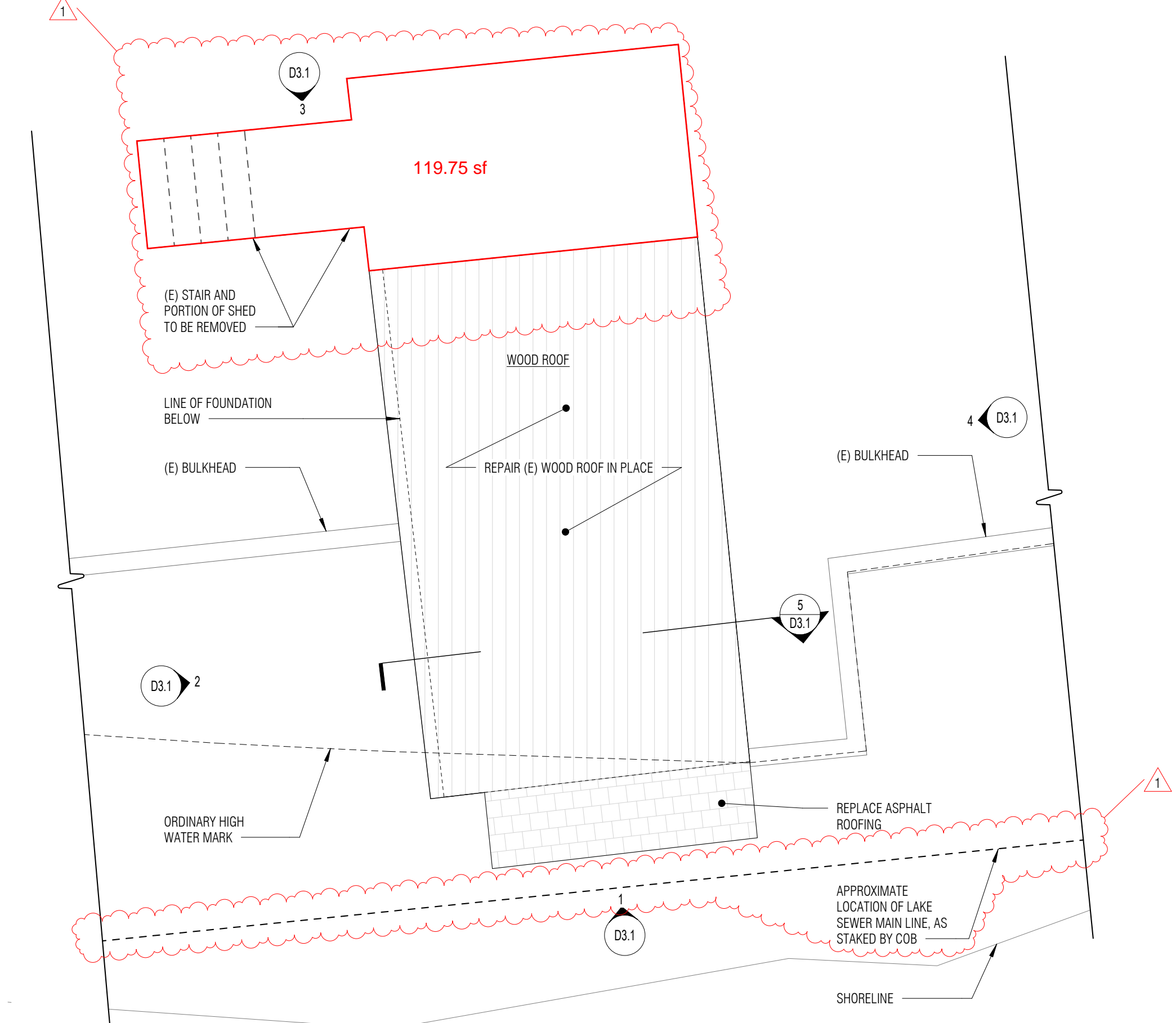


The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

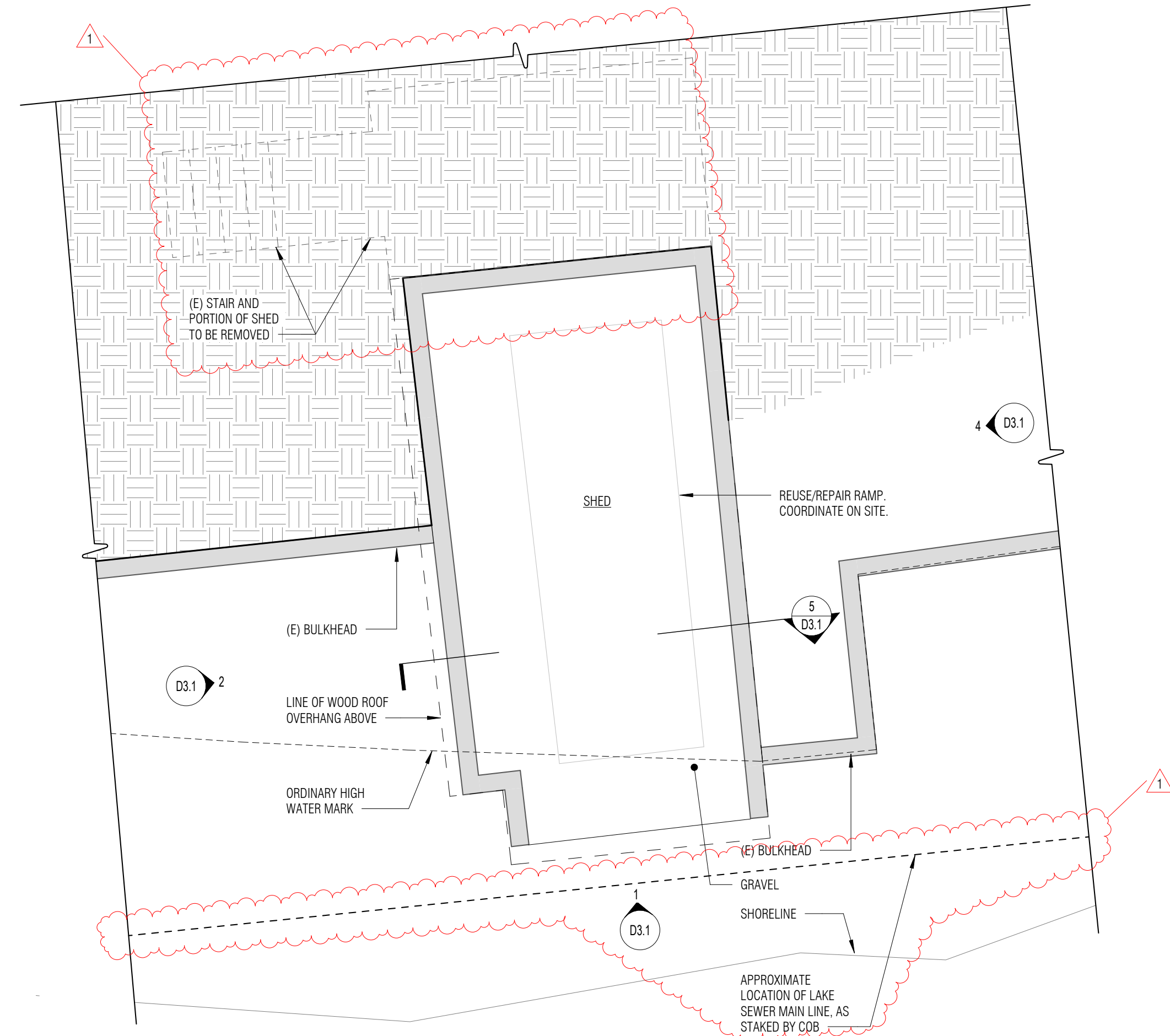


**1 SITE PLAN**  
1" = 30'-0"

- TOE OF STEEP SLOPE AREA
- 75' SETBACK FROM STEEP SLOPE AREA
- 1228 WEST LAKE SAMMAMISH PKWY NE (UNDER SEPARATE PERMIT)
- 50' SETBACK FROM ORDINARY HIGH WATER MARK
- FEMA FLOODPLAIN LINE (36')
- 25' SETBACK FROM ORDINARY HIGH WATER MARK
- BULKHEAD
- ORDINARY HIGH WATER MARK (31.80')
- SHED TO REMAIN
- EDGE OF WATER
- APPROXIMATE LOCATION OF LAKE SEWER MAIN LINE, AS STAKED BY COB



**2 SHED ROOF PLAN**  
1/4" = 1'-0"



**3 SHED LOWER PLAN**  
1/4" = 1'-0"



ISSUANCES

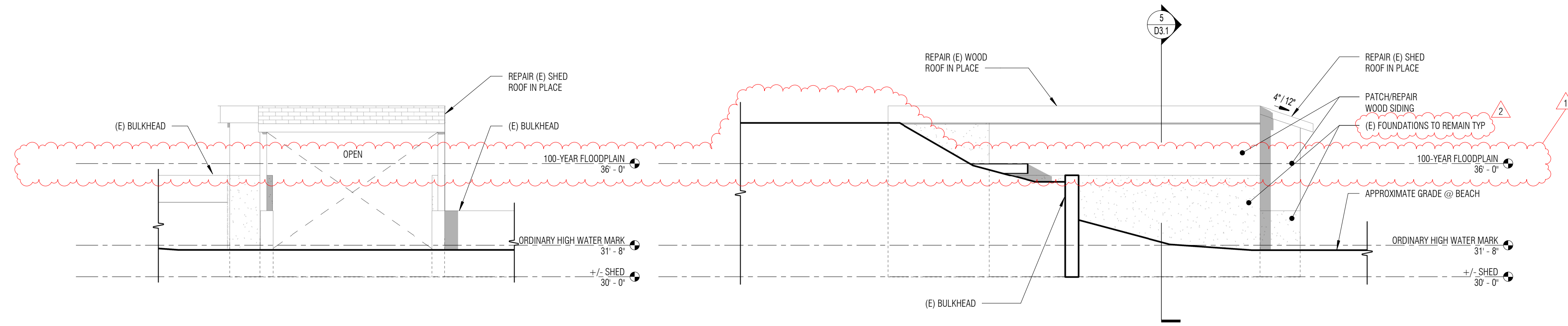
MARK	DATE	DESCRIPTION
1	11.09.2022	POST PERMIT REVISIONS (SHED)

REVISIONS

DATE	DESCRIPTION
03.22.2022	(E) SHED REPAIR DRAWINGS
11.09.2022	(E) SHED REPAIR DRAWINGS
08.15.2023	(E) SHED REPAIR DRAWINGS

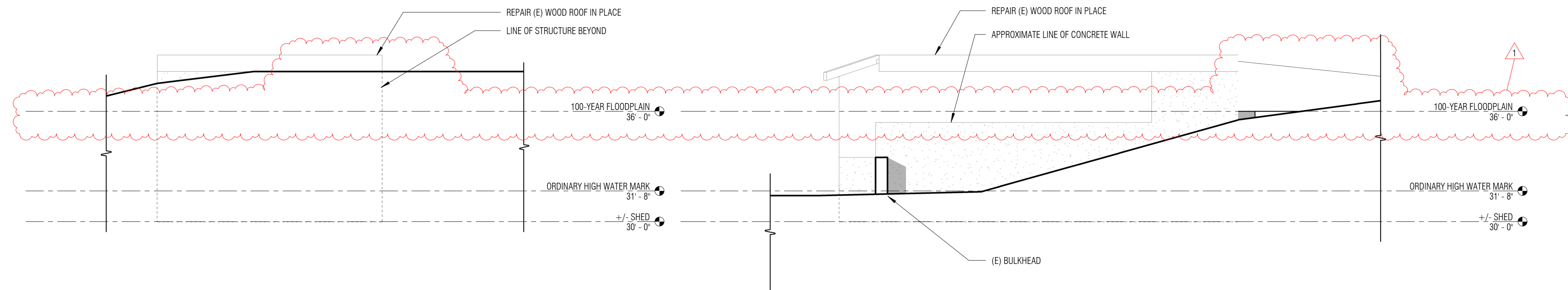
BOARD & VELLUM PROJECT #: 2019062.00  
PROJECT #:  
PLOT DATE: AUGUST 15, 2023

SHED PLANS  
SHEET NO.:



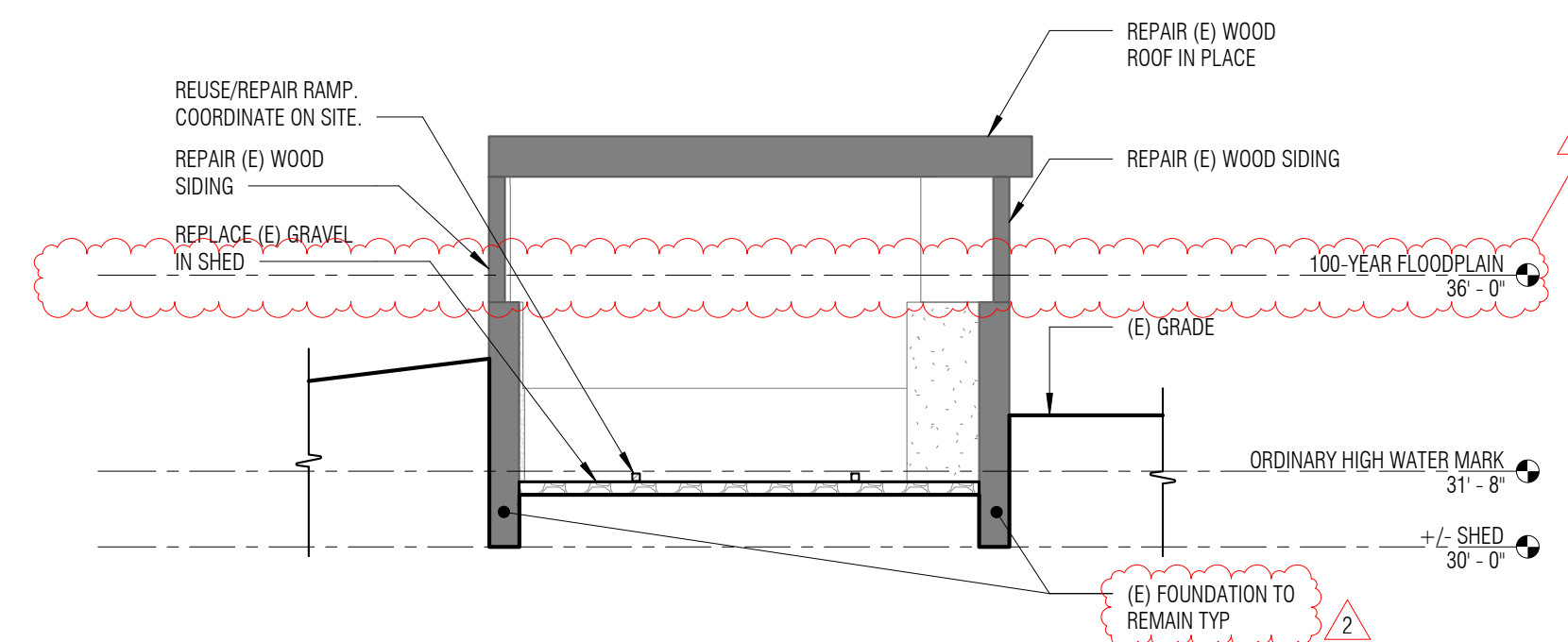
1 SHED - EAST ELEVATION  
1/4" = 1'-0"

2 SHED - SOUTH ELEVATION  
1/4" = 1'-0"

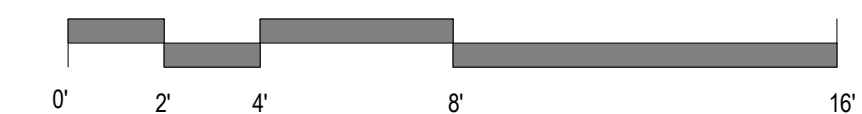


3 SHED - WEST ELEVATION  
1/4" = 1'-0"

4 SHED - NORTH ELEVATION  
1/4" = 1'-0"



5 SHED SECTION  
1/4" = 1'-0"



REVISIONS

MARK	DATE	DESCRIPTION
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2	08.15.2023	PERMIT CORRECTIONS (SHED)

ISSUANCES

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08.15.2023	(E) SHED REPAIR DRAWINGS

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ORIGINAL SHEET SIZE IS 22"x34"

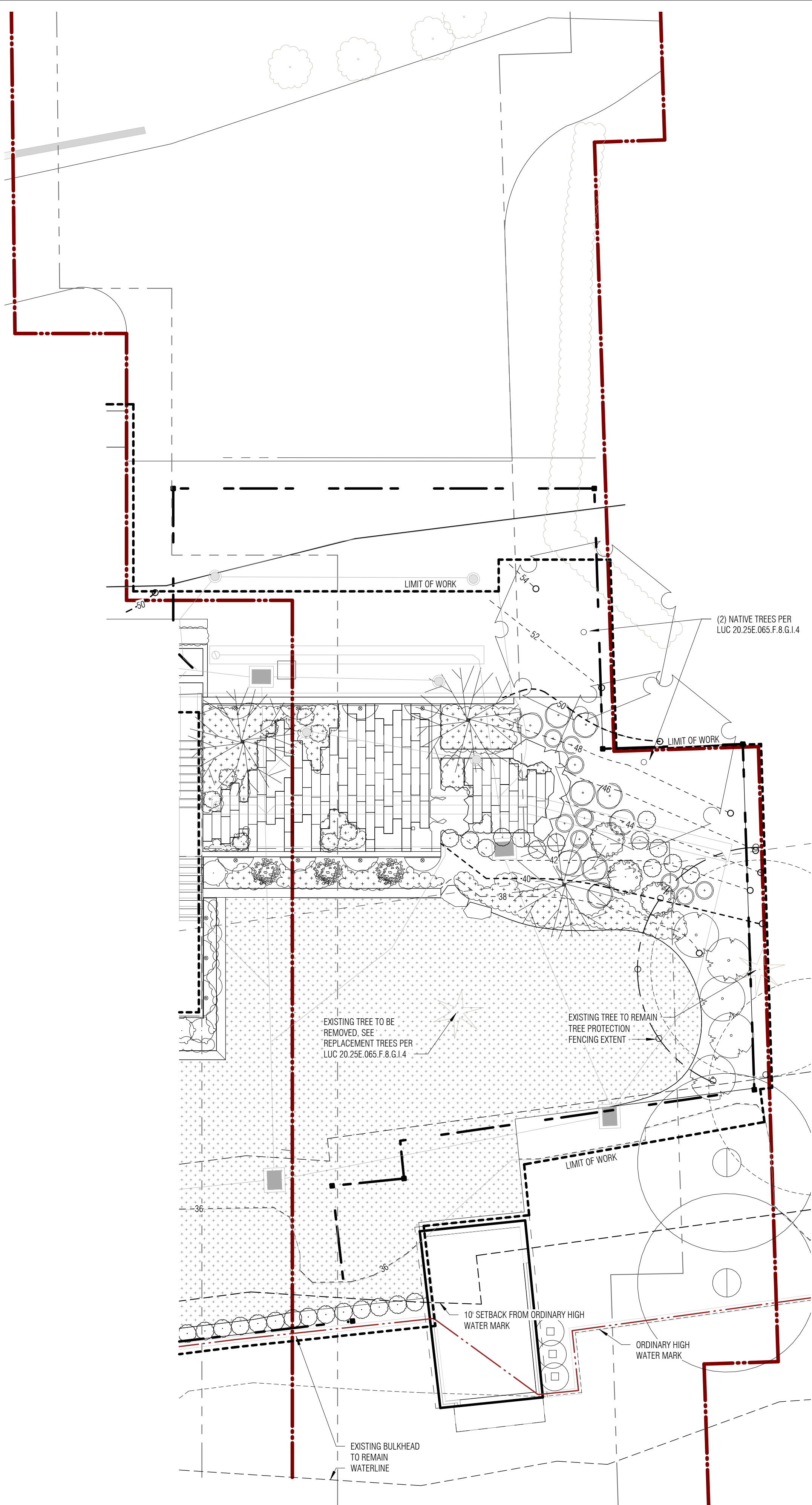
BOARD & VELLUM PROJECT #: 2019062.00

PROJECT #:

PLOT DATE: AUGUST 15, 2023

EXTERIOR ELEVATIONS AND BUILDING SECTION

SHEET NO.:



### PLANTING KEY

\*\* PLANTING REQUIRED AS PART OF MITIGATION

NAME	QTY.	CAL.	HT.	CONT.	REMARKS
TSUGA HETEROPHYLLA** WESTERN HEMLOCK	2		10'-0"	B&B	
CORNUS NUTTALLII** NATIVE DOGWOOD	2	2.5'		B&B	
BLACK TULIP MAGNOLIA					
DOUBLE TAKE FLOWERING QUINCE					
DEEP PURPLE DANCE HYDRANGEA					
ARIZONA CYPRESS (SPECIMEN)					
DWARF SMOKE BUSH 'LILLA'					
GREEN TOWER BOXWOOD					
PURPLE PILLAR ROSE OF SHARON					
PERPETUA BLUEBERRY					
MERLOT EUPHORBIA					
ARMATICO BLUE LAVENDER					
KISMET ORANGE ECHINACEA					
COCKTAIL SEA BREEZE GELUM					
RED EDGE HEBE					
SHRUB ROSE					
CORNUS NUTTALLII**	QTY.			CONT.	REMARKS
RED FLOWERING CURRANT	3			3 GAL	3'-0"
CLIMBING SPECIMEN					
PINK CHINTZ CREEPING THYME					
BEACH STRAWBERRY					

### PLANTING NOTES

- PLANT ACQUISITION.**
  - PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
  - PROVIDE NURSERY GROWN PLANTS FROM A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. PROVIDE ONLY HEALTHY, VIGOROUS STOCK GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT, AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUNSCALE, INJURIES, ABRASIONS OR DISFIGUREMENT.
  - ALL TREE ROOT BALLS SHALL NOT EXCEED A DEPTH OF 18". ALL SHRUB ROOT BALLS SHALL NOT EXCEED A DEPTH OF 12".
  - PROVIDE LINE ITEM FOR PLANT DELIVERY AND INSTALLATION
  - TREES, SHRUBS, AND GROUND COVER TO MEET PLANT SIZE AND SPACING REQUIREMENTS OF LUC 20.25E.F.8.G
- PLANT INSPECTION, HANDLING, AND STORAGE**
  - DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY WITHOUT APPROVAL FROM OWNER. PROTECT BARK, BRANCHES AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY.
  - STORE PLANTS IN SECURE AREA AND PROVIDE SHADE, WATER, AND OTHER CONDITIONS AS NEEDED TO MAINTAIN PLANTS IN A HEALTHY CONDITION UNTIL INSTALLED.
- PLANT LAYOUT & INSTALLATION**
  - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER / OWNER'S REPRESENTATIVE.
  - THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED, AND WHERE NECESSARY RELOCATE PLANTS AT THE DIRECTION OF THE OWNER / OWNER'S REPRESENTATIVE.
  - CONTRACTOR TO VERIFY PLANT QUANTITIES BEFORE INSTALLATION.
  - PLANTING PLAN IS DIAGRAMMATIC - ADJUST PLANTS AS NECESSARY. ALL PLANTS SHALL BE LAID OUT IN ROWS IN RELATION TO THE GRID PATTERN AS SHOWN ON THE PLANS.
  - USE PLANTING SOIL FOR BACKFILL.
  - DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
  - WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
  - ALL TREE AND SHRUB AREAS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND FINISHED TOPSOIL GRADING. TREES AND SHRUBS SHALL BE MULCHED, WITH 2 INCHES MINIMUM OF FRESH SHREDED HARDWOOD MULCH, DARK IN COLOR, AS SPECIFIED, SPREAD UNIFORMLY TO COVER ENTIRE AREA OF PLANTING PITS. ALL TREES AND SHRUBS SHALL BE GIVEN ONE APPLICATION OF ANTIDESICCANT, AS PER MANUFACTURER'S DIRECTION, COVERING ALL LEAVES, BRANCHES, AND TRUNKS.
  - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE OF THE PROJECT. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED AND GENERALLY MAINTAINED TO KEEP THEM IN A HEALTHY, VIGOROUS CONDITION.
- FINISH, CLEAN UP, & WARRANTY.**
  - APPLY 3 INCHES AVERAGE THICKNESS OF LANDSCAPE MULCH OVER WHOLE SURFACE OF PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.
  - CLEAN SITE OF ALL CONSTRUCTION MATERIALS NOT PART OF FINAL PROJECT.
  - REPAIR OR REPLACE EXISTING OR NEW TREES AND OTHER PLANTS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY OWNER / OWNER'S REPRESENTATIVE.
  - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF OWNER / OWNER'S REPRESENTATIVE'S FINAL WRITTEN APPROVAL.

### TREE PROTECTION NOTES

- FENCING AND SIGNAGE**
  - 6'-0" HIGH CHAIN LINK FENCE IS PLACED 1 FOOT PER INCH DBH AND DEFINES THE TREE PROTECTION ZONE (TPZ)
  - STAKES WILL BE 1.5" IN DIAMETER, DRIVEN INTO THE GROUND 2' AND PLACES NO FURTHER THAN 10 FEET APART
  - TREE PROTECTION SIGNAGES SHALL BE INSTALLED AT INTERVALS NO LESS THAN 20' APART. SEE CITY OF BELLEVUE STANDARD TREE PROTECTION SIGNAGE DETAIL FOR FURTHER INFORMATION

### KEY NOTES

- 01-09 REGULATORY / EXISTING SITE FEATURES
- 01 WATERLINE
- 02 ORDINARY HIGH WATER MARK (OHWM)
- 03 BULKHEAD
- 04 25' SETBACK FROM OHWM
- 05 FEMA FLOODPLAIN LINE (+36.0')
- 06 50' SETBACK FROM OHWM
- 07 75' BUFFER FROM STEEP SLOPE AREA

### CHICKERING RESIDENCE

PROJECT ADDRESS:  
1702 WEST LAKE  
SAMMAMISH PKWY NE  
BELLEVUE, WA 98008

OWNER:  
MAX AND JOANN CHICKERING

#### REVISIONS

MARK	DATE	DESCRIPTION
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#### ISSUANCES

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ORIGINAL SHEET SIZE: 18" X 24"

BOARD & VELLUM PROJECT #: 2019062.00

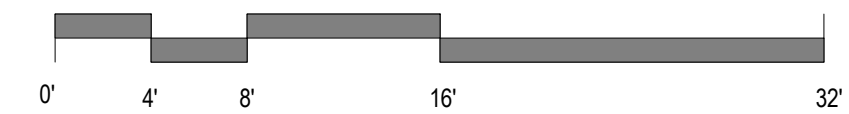
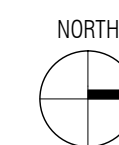
PROJECT #:

PLOT DATE: AUGUST 15, 2023

PLANTING PLAN - LOT B

SHEET NO.:

**LB1.5**





1 EXISTING LAND COVER TYPES  
1/8" = 1'-0"

- EXISTING LANDCOVER AREAS**
- (A) IMPERVIOUS SURFACE
  - (B) MOWN LAWN / NOXIOUS WEEDS
  - (C) BARE GROUND
  - (E) NON-NATIVE VEGETATION (0-25)



2 PROPOSED LAND COVER TYPES  
1/8" = 1'-0"

- PROPOSED LANDCOVER AREAS**
- (A) IMPERVIOUS SURFACE
  - (B) MOWN LAWN / NOXIOUS WEEDS
  - (C) BARE GROUND
  - (D) NON-NATIVE VEGETATION (25-50)
  - (E) NON-NATIVE VEGETATION (0-25)

## SHORELINE VEGETATION CONSERVATION AREA CALCULATIONS

### SHORELINE DEBIT CALCULATIONS

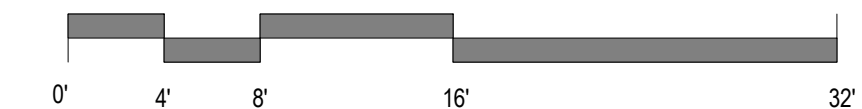
EXISTING LAND COVER AREAS IMPACTED	SQUARE FOOTAGE	EXISTING VALUE	FINAL VALUE	Δ IN LAND COVER VALUE	TOTAL DEBITS
BARE GROUND TO MOWN LAWN	392	.15	.1	.05	19.6
				TOTAL DEBITS:	19.6

### SHORELINE CREDIT CALCULATIONS

PROPOSED LAND COVER AREAS IMPACTED	SQUARE FOOTAGE	EXISTING VALUE	FINAL VALUE	Δ IN LAND COVER VALUE	TOTAL CREDITS
IMPERVIOUS SURFACE TO LAWN	508	0	.1	.1	50.8
IMPERVIOUS SURFACE TO NON-NATIVE VEGETATION (25-50)	1	0	.25	.25	25
NOXIOUS WEEDS TO NON-NATIVE VEGETATION (25-50)	326	.1	.25	.15	48.9
BARE GROUND TO NON-NATIVE VEGETATION (0-25)	24	.15	.3	.15	3.6

TOTAL PROPOSED: 103.55

TOTAL CREDITS (103.55) > TOTAL DEBITS (19.6), THEREFORE O.K.



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SHORELINE CALCULATIONS - LOT B

SHEET NO.:

**LB1.7**