



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

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Swasand, Chris – Replacement Boat Lift
LOCATION:	9518 SE 15th Street NE
FILE NUMBERS:	23-110867-WG
PROPONENT:	Christy Dopp, Waterfront Construction, Inc
DESCRIPTION OF PROPOSAL: Shoreline Substantial Development Permit application review to replace a boat lift and to permit an existing dual jet ski lift that was installed without permits. The proposal also includes the repair of six (6) piles. The permit is required in response to an enforcement action (23-110014-EA).	

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: 4/18/2024

APPEAL DATE: 5/2/2024

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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a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

Issued By: Reilly Pittman **for** Date: April 18, 2024
Reilly Pittman, 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:	23-110867-WG
Proposal Name:	Swasand, Chris – Replacement Boat Lift
Proposal Address and Location:	9518 SE 15 th Street NE 06-24-5
Water Body:	Lake Washington
Shoreline Environment Designation:	Shoreline Residential
Proposal Description:	Shoreline Substantial Development Permit application review to replace a boat lift and to permit an existing dual jet ski lift that was installed without permits. The proposal also includes the repair of six (6) piles. The permit is required in response to an enforcement action (23-110014-EA).
Applicant: <input checked="" type="checkbox"/> Applicant owns property	Chris Swasand, 2157 N Northlake Way Suite 210, Seattle, WA 98103, chris@starboats.com
Applicant Representative:	Christy Dopp, Waterfront Construction, Inc, 206-586-5559, christy@waterfrontconstruction.com
Application Date:	June 5, 2023
Notice of Application Date:	July 13, 2023
Notice of Decision Date:	April 18, 2024

SEPA Determination:

Determination of Non-Significance

SEPA Appeal Deadline:

May 2, 2024

Reilly Pittman

Reilly Pittman, Environmental Coordinator
Development Services Department

Decision on SSDP:

Approval with Conditions

By: _____

Miranda Riordan
Miranda Riordan, 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 proposal conforms to the applicable shoreline master program provisions in Land Use Code 20.25E and the City's Comprehensive Plan.

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 shall 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).

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Attachments

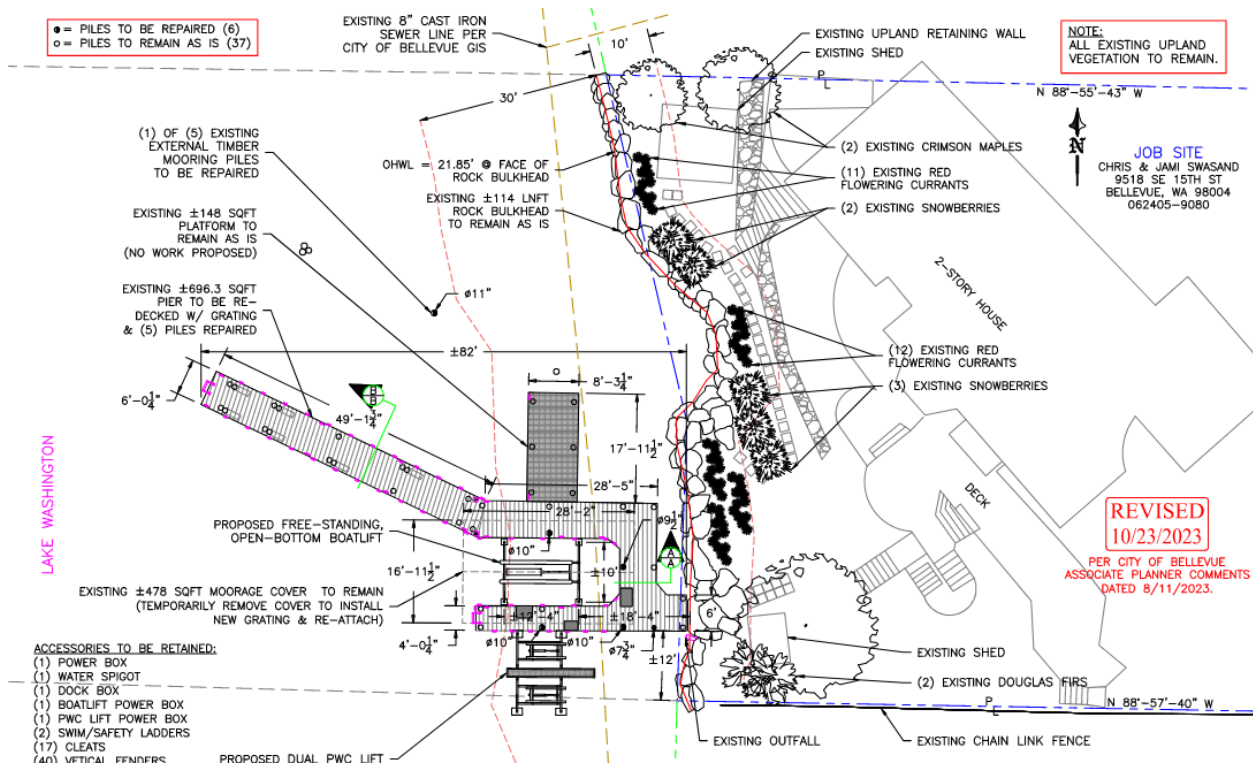
1. Project Plans – Attached

I. Proposal Description

The applicant requests approval of a Shoreline Substantial Development Permit to replace a boat lift and to permit an existing dual jet ski lift that was installed without permits. The proposal also includes the repair of six (6) piles. The replaced boat lift is located approximately 18'-4" from the ordinary high-water mark (OHWM). The applicant has submitted a no net loss report to modify standard depth listed in LUC 20.25E.060.H.6.b through federal and state approval. The applicant proposes to replace the existing dock decking with open grating as mitigation for the replaced boat lift and dual jet ski lift.

The permit is required in response to an enforcement action (23-110014-EA). The proposal requires a Shoreline Substantial Development Permit and SEPA review because the cost of the improvements exceeds the exempted limit in LUC 20.25E.170.C and WAC 173-27-040.

FIGURE 1 – SITE PLAN



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

A. Site Description and Land Use Context

The project site is located at 9518 SE 15th Street in the Southwest Bellevue subarea. The site is adjacent to Lake Washington and is developed with a single-family residence. Properties in the vicinity are generally developed with single-family residences and docks. The site's rear yard facing the lake contains mitigation planting from previous permits and two existing sheds.

The site's shoreline is currently improved with a rock bulkhead, a dock, a covered boatlift

adjacent to the dock, and a dual jet ski lift opposite the boatlift towards the south. An 8-inch sewer main is located in Lake Washington, at variable distances of 8-25 feet waterward of the concrete rock bulkhead and OHWM.

There is a steep slope critical area (slopes over 40%) on the north and south side of the existing dwelling, the proposal would not impact the steep slope or steep slope structure setback.

FIGURE 2 - SITE CONDITIONS



B. Zoning, Neighborhood Area, and Comprehensive Plan

The property is zoned R-2.5 and located within the West Bellevue neighborhood area. Surrounding properties are also zoned R-2.5, which is a single-family medium-density (SF-M) Comprehensive Plan 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:

The site is located in the R-2.5 zoning district. Zoning dimensional standards do not apply to the proposed jet ski and boat lifts.

B. Shoreline Master Program Requirements LUC 20.25E:

I. LUC 20.25E.065 Residential Shoreline Regulations:

1. Shoreline Overlay District LUC 20.25E.065:

- a. 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.

II. LUC 20.25E.065.H.6 Residential Moorage (Overwater Structures)

1. 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.*

Finding: Complies with standard. The proposal is to legally establish one (1) boat lift and two (2) watercraft lifts.

- 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.*

Finding: The boat lift and the dual jet ski lift were installed without permits per 23-110014-EA and do not comply with this standard. Deviation from the proscriptive residential moorage (overwater structures) standards in LUC 20.25E.065.H is allowed through Federal and State approval of the proposal. 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 not meet the standards for residential moorage 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 in-kind mitigation that

meets the existing code requirements. The applicant is proposing a conversion of the existing solid 696 square foot dock to grated decking. This will reduce the overwater coverage by 299 square feet effectively. Although not required by City of Bellevue regulations, the owner has also opted to pay an in-lieu fee to King County to improve watershed conditions to meet state or federal permitting requirements.

The site has historically contained a boat lift. The applicant proposes to establish the replacement boat lift in the same location, which limits disturbance to additional shoreline areas and considers the existing dock's configuration. The proposed dual jet ski lift is consolidated with the boat lift by being located adjacent to the boat lift on the other side of the dock. However, as discussed above, to mitigate for the boat lift and dual jet ski lift, which added overwater structures, the applicant proposes to convert the existing solid dock to grated decking. These measures are sufficient to demonstrate that the proposal results in no net loss of ecological function. Proof of Federal and State approval of the proposed boat lift and dual jet ski lift will be required to be submitted under the Building Permit application. **See Conditions of Approval regarding State and Federal approvals, mitigation planting and monitoring in Section IX of this report.**

- 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: The subject site already has an established boat lift canopy. This canopy is not within the scope of this review.

III. **LUC 20.25E.065.H.3 General Requirements Applicable to All Residential Docks. The following standards apply to all development and repairs related to residential docks:**

1. *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 are allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromated 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.*

Findings: The proposed dock complies with above listed materials requirements including, but not limited to, structural piling, stringers, decking, and hardware. Dock material compliance will be confirmed during the review of the required Building Permit. **See Section IX for conditions of approval related to dock materials and State and Federal approval.**

IV. LUC 20.25E.065.H.4 General Requirements Applicable to New or Reconfigured Residential Docks.

1. *No private dock or other structure waterward of the ordinary high water mark, including boatlifts, watercraft lifts, and other structures attached thereto, shall be closer than 10 feet to any adjacent property line projection, except where a mutual agreement of adjoining property owners is recorded with the King County Records and Election Division and the Bellevue City Clerk and submitted as part of the permit application for the use or activity.*

Findings: The proposed dual jet ski lift would not comply with the 10-foot setback from the southern property line. Therefore, the applicant submitted a signed and recorded mutual agreement with the neighboring property owner toward the south located at 9516 SE 15th Street.

IV. Public Notice and Comment

Date of Application:	June 5, 2023
Public Notice of Application:	July 13, 2023
Minimum Comment Period:	August 14, 2023

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

Utilities Department:

The Utilities Division of the Development Services Department has reviewed the proposed development for compliance with Utilities codes and standards. The Utilities staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

The applicant has provided a complete SEPA checklist (Attachment 2) supported by detailed analysis for review in demonstrating no significant adverse environmental impact. Staff has reviewed the checklist, analysis, and supporting documentation and has determined that, for the proposed action, environmental review indicates no probability of significant adverse environmental impacts provided that applicable city codes and standards are implemented. Therefore, issuance of a Determination of Non-Significance pursuant to WAC 197-11-340 and Bellevue City Code (BCC) 22.02.034 is appropriate.

A. Earth and Water

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed construction, and minor disturbance is anticipated as the only in-water work is placement of the lifts.

B. Animals

Lake Washington has documented Chinook and Coho salmon rearing habitat and the lake is used by juveniles for migration, although the lake itself does not provide spawning habitat. These fish species and their habitat will be protected during the project construction through the timing of in-water work. State and Federal permits will be required before construction may commence. All in-water work is required to occur within the construction window as established by state and federal agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval related to State and Federal Permits and In-Water Work Window in Section IX.**

VII. Decision Criteria

A. Shoreline Substantial Development Permit Decision Criteria - 20.25E.160.D

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: The proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to uses that require a shoreline location and single-family residences are specifically identified as a preferred use. A goal also promotes shoreline enjoyment opportunities. (RCW 90.58.020).

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

Finding: The proposal is consistent with applicable provisions of Chapter 173-27 WAC, Shoreline Management Permit and Enforcement Procedures.

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 standards of the Shoreline Management Program (SMP).

4. The proposal will be served by adequate public facilities including streets, fire protection, and utilities;

Finding: The site is currently served by adequate public facilities and the proposal would not impact existing public facilities.

5. The proposal is consistent with the Bellevue Comprehensive Plan; and

Finding: **City of Bellevue Comprehensive Plan POLICY SH-9.**

Recognize residential development, appurtenant structures, and water-dependent and water-enjoyment recreation activities as preferred where they are appropriate and can be developed without significant impact to ecological functions identified in the Shoreline Analysis Report or displacement of water-dependent uses.

The proposal is to permit a boat lift replacement and establish a dual jet ski lift, which were installed without permits. The proposal also includes the repair of six (6) piles. This would allow for water-enjoyment recreation activities supported by the Comprehensive Plan policy.

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.

VIII. 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 proposal to replace a boat lift and to permit an existing dual jet ski lift that was installed without permits. The proposal also includes the repair of six (6) piles.

Revisions to this approval shall be in accordance with LUC 20.25E.160.

Note- Expiration of Approval: In accordance with LUC 20.25E.250.C.2, a Shoreline Substantial Development Permit shall expire and is void two years from the effective date of the permit unless the applicant commences construction activity, or the applicant requests an extension of the shoreline permit.

In accordance with LUC 20.25E.250.C.4 Final Expiration of Shoreline Permits. Permit authorization expires finally, despite commencement of construction, five years after the effective date of the relevant shoreline permit, unless the applicant has received an extension pursuant to subsection C.6 of this section.

IX. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Land Use Code- BCC 20.25E	Miranda Riordan 425-452-6880
Utilities Code	James Henderson, 425-452-7889
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-4231

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

1. **Building Permit Required:** Approval of the Shoreline Substantial Development Permit does not constitute approval of a development permit. A Building Permit shall be required and approved. Plans consistent with those submitted as a part of this permit application shall be included in the Building Permit application.

Authority: LUC 20.25E.160

Reviewer: Miranda Riordan, Land Use

2. **State and Federal Permits Required:** Permit approvals required from the Washington State Department of Fish and Wildlife (WDFW) and the U.S. Army Corps shall be obtained by the applicant and submitted to the City prior to issuance of construction permits.

Authority: Land Use Code 20.25E.250

Reviewer: Miranda Riordan, Land Use

3. **Allowed Dock Materials:** All materials used for decking, structural components, piles (including splicing), and hardware shall be approved by the Environmental Protection Agency for aquatic environments.

Authority: LUC 20.25E.065

Reviewer: Miranda Riordan, Land Use

4. **In-Water Work Window:** The applicant shall comply with the in-water work window as approved by the Washington State Department of Fish and Wildlife (WDFW). Any deviation from the approved schedule must be approved by WDFW and submitted to the City.

Authority: Land Use Code 20.25E.065.H

Reviewer: Miranda Riordan, Land Use



SEPA Environmental Checklist

Project Proposals

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 Swasand, Chris – Dock repair, boat & PWC lift
2. Name of applicant Chris Swasand
3. Contact person Christy Dopp Phone 206-586-5559
4. Contact person address 205 NE Northlake Way Ste 230, Seattle, WA 98105
5. Date this checklist was prepared 10-27-23
6. Agency requesting the checklist Bellevue

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

As permits allow and within approved work window

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

Not at this time.

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

No Net Loss report

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.

WDFW HPA, Army Corps permit, local building permit

Shoreline Substantial Development permit.

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.)

The project is to repair the existing wood dock. 6 of 37 wood piles to be spliced using epoxy coated steel. Replace 696 sf of existing solid decking with grated plastic decking, allowing for 43% light pass through. Add sleepers and new fascia to substructure as necessary. The existing dock footprint to remain unchanged. Install new boat & dual PWC lift. **This is an after the fact permit.**

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.

9518 SE 15th St, Bellevue, WA 98004
LAT: 47.5979 LONG: -122.2101 TAX PARCEL #: 0624059080
NE-06-24-5

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)? 30%

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.

Loose to medium dense sand with gravel over medium dense to dense silty sand, with varying amounts of gravel and sandier zones.

Kitsap silt loam (KpD) per NRCS soil survey

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.

No proposed fill, excavation or grading.

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

No erosion will occur from the proposed work.

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

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

None known.

Erosion control regulated by BCC 23.76.

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.

No emissions will occur during this project.

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

None.

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.

Yes. Lake Washington which flows into the Ship Canal then into Puget Sound.

- 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, see project plans.

**Installation of a boat lift and a dual jet ski lift, and the repair of 6 piles.
This is an after the fact permit.**

- 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.

No proposed fill or dredging.

- 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.

N/A

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.

None.

- 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.

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

None proposed.

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?

None proposed.

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

~~Puget Sound Chinook Salmon, Coastal Puget Sound Bull Trout, Puget Sound-Strait of Georgia Coho Salmon, Puget Sound Steelhead.~~ **None known**

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

None proposed. The nearshore area is already heavily planted with native shrubs, ground cover and 2 Douglas Fir trees.

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, Bull Trout, Bald Eagle

**Puget Sound Strait of Georgia Coho Salmon,
and Puget Sound Steelhead.**

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

Juvenile salmonids migrate along the lake shoreline. Possibly migratory waterfowl.

Site is located along the Pacific Flyway migration route.

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

Applicant is willing to discuss any wildlife preservation techniques with the agencies.

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.

None.

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.

None.

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.

None.

- 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.

No requirement for emergency service is anticipated. However, should they be needed, the Washington Department of Ecology, an Emergency Response Cleanup Team, and WDFW will be contacted.

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

A hazardous spill management plan will be present on-site. Spill clean-up and containment materials will also be on-site. Included in the clean-up packets will be containment booms, materials designed to absorb petroleum produces, and plastic bags for material transport.

2. Noise

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

None.

- 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.

None.

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

None.

Noise regulated by BCC 9.18.

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.

Current use of the project site is a single family residence as are both adjacent properties.

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.

The 7,860 s/f single family residence, 2 small sheds and the 696 s/f existing pier.

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

No.

5. What is the current zoning classification of the site? R 2.5

6. What is the current comprehensive plan designation of the site? ~~Single family residence~~

Single-Family Medium Density

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

~~Urban Conservancy Environment~~

Shoreline Residential Environment

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

Yes. All shorelines are "environmentally sensitive" areas.

Potential Steep Slopes

9. Approximately how many people would reside or work in the completed project? 0

10. Approximately how many people would the completed project displace? 0

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

None proposed.

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

The proposal is consistent with existing and projected COB uses and plans.

Proposal requires a Shoreline Substantial Development permit, which is subject to review and approval.

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

None proposed.

Housing

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

None proposed

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

None.

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

None proposed.

Aesthetics

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

~~No new structures proposed.
Zero, structure is waterward of the OHWL.~~

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

None

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

None proposed.

Light and Glare

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

None.

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

No.

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

None.

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

None proposed.

Recreation

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

Water recreation opportunities at the site include boating, swimming, water skiing, and fishing.

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.

None.

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.

No.

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.

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 proposed.

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.

None proposed.

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.

Access is from ~~101 Ave SE.~~ **SE 15th Street**

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?

N/A

3. 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).

N/A

4. 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?

N/A

5. 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.

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

None proposed

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 proposed.

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 proposed.

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 **Christy Dopp**

 Digitally signed by Christy Dopp
Date: 2023.10.27 13:26:57 -07'00'

Name of signee **Christy Dopp**

Position and Agency/Organization **Permit Coordinator/Waterfront Construction, Inc**

Date Submitted **10-27-23**



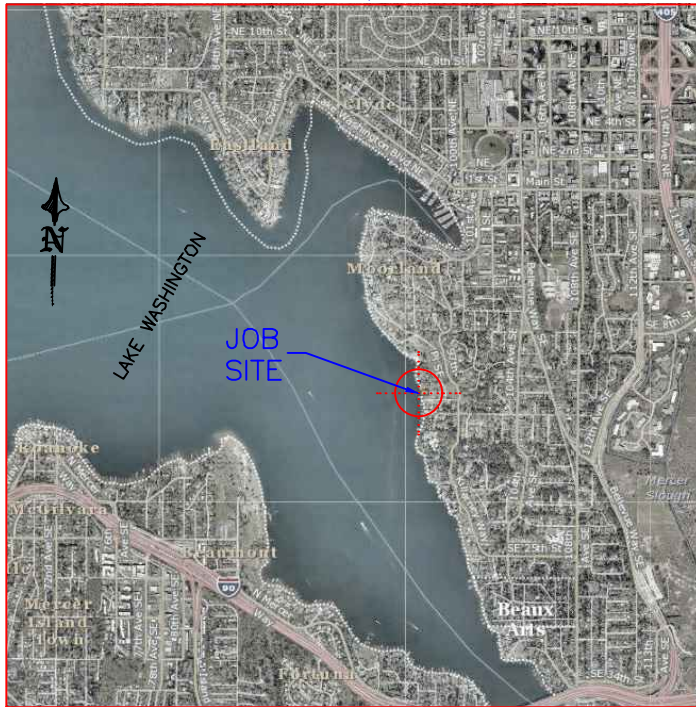
Vicinity Map

0 100 200

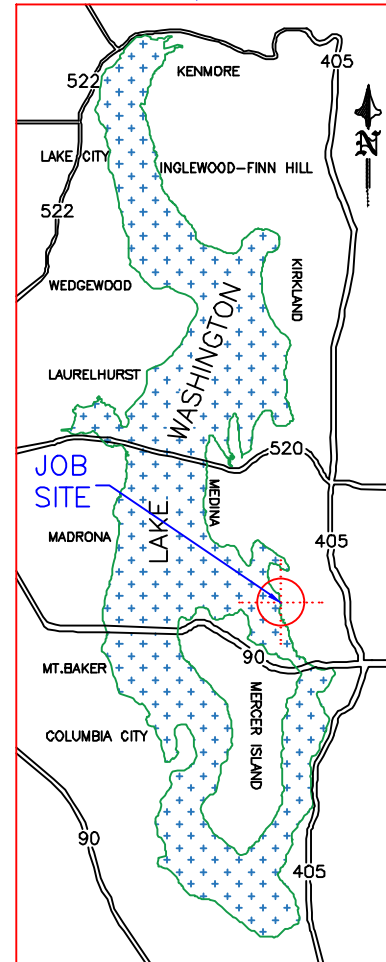
Scale 1: 1,200 Feet



VICINITY MAP/NO SCALE



AREA MAP/NO SCALE



LEGAL DESCRIPTION

SECTION: NE-06-24-05 **LAT:** 47.597960 (47° 35' 52.656" N)
TAXLOT #: 062405-9080 **LONG:** -122.210220 (122° 12' 36.792" W)

POR OF GL 3 STR 06-24-05 DAF - BEG AT E 1/4 COR OF SD SEC 6 TH ALG E LN OF SD SEC N 01-37-50 E 308.30 FT TO C/L OF SE 15TH STREET TH ALG SD C/L N 87-43-10 W 455.87 FT TH CONT ALG SD C/L S 87-23-50 W 65.00 FT TH N 00-45-37 E 20.03 FT TO N LN OF SE 15TH STREET TH N 87-23-50 E ALG THE NLY MGN OF SE 15TH STREET 2.37 FT TH N 01-22-04 E ALG SD LN 93.07 FT TH N 88-57-40 W ALG SD LN 134.94 FT TO NE COR OF A TRACT OF LAND CONV TO 'POGGI' BY SCC #87-2-03007-5 REC NO 8708070783 AND QCD REC NO 8609241087 & TPOB TH N 01-37-50 E 102.73 FT TH N 88-55-43 W TO SH LN OF LAKE WASHINGTON TH SLY ALG W LN OF SD G.L. 3 TAP WCH BEARS N 88-57-40 W OF TPOB TH S 88-57-40 E TO TPOB TGW 2ND CL SH LDS ADJ

REVISED
10/23/2023

PER CITY OF BELLEVUE
 ASSOCIATE PLANNER COMMENTS
 DATED 8/11/2023.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

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ADJACENT OWNERS:

- ① TOUBOU ZA LLC
1235 96TH AVE SE
BELLEVUE, WA 98004
- ② KARL & PAMELA LOPKER
9516 SE 15TH ST
BELLEVUE, WA 98004

DWG#: 23-37020-A3-1

PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT REPLACEMENT, RE-DECKING & PILE REPAIRS

PURPOSE: TO BRING THE UNPERMITTED WORK INTO COMPLIANCE & RESTORE STRUCTURAL INTEGRITY TO PIER

DATUM: C.O.E. MLLW=0.0'

APPLICANT: CHRIS SWASAND

SITE ADD. 9518 SE 15TH ST
BELLEVUE, WA 98004

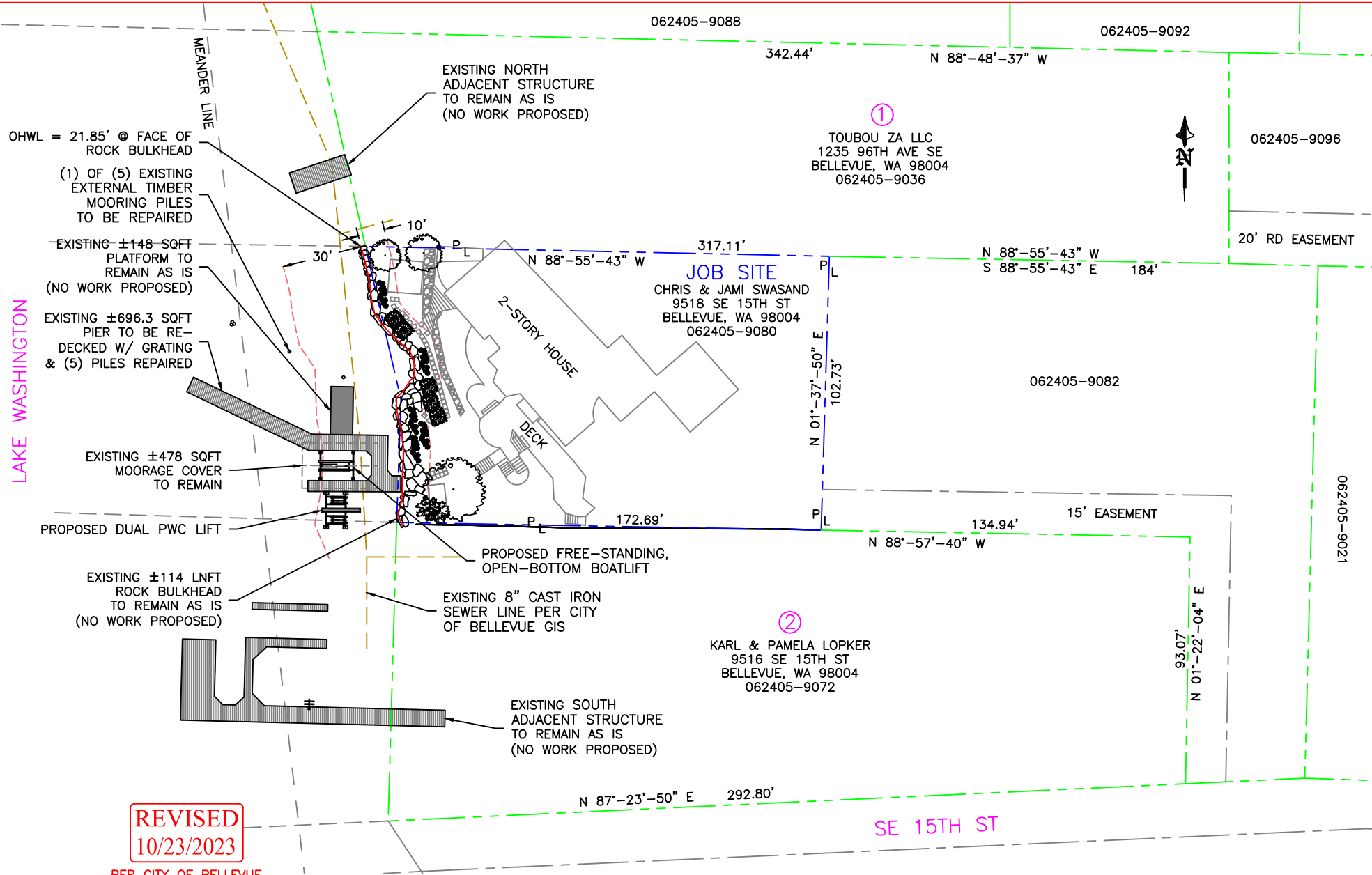
MAIL ADD. 2157 N NORTHLAKE WAY; STE. 210
SEATTLE, WA 98103

PAGE: 1

OF: 12

DATE: 06/01/2023

LAKE WASHINGTON



REVISED
10/23/2023

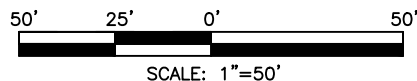
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EXISTING SITE PLAN



APPLICANT: CHRIS SWASAND

PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT
REPLACEMENT, RE-DECKING
& PILE REPAIRS

SHEET: 2 OF: 12 NEAR/AT: BELLEVUE

DATE: 06/01/2023 DWG#: 23-37020-A3-2

- = PILES TO BE REPAIRED (6)
○ = PILES TO REMAIN AS IS (37)

EXISTING 8" CAST IRON
SEWER LINE PER
CITY OF BELLEVUE GIS

EXISTING UPLAND RETAINING WALL
EXISTING SHED

NOTE:
ALL EXISTING UPLAND
VEGETATION TO REMAIN.

N 88°-55'-43" W



JOB SITE
CHRIS & JAMI SWASAND
9518 SE 15TH ST
BELLEVUE, WA 98004
062405-9080

(1) OF (5) EXISTING
EXTERNAL TIMBER
MOORING PILES
TO BE REPAIRED

OHWL = 21.85' @ FACE OF
ROCK BULKHEAD

EXISTING ±114 LNFT
ROCK BULKHEAD
TO REMAIN AS IS

(2) EXISTING CRIMSON MAPLES

(11) EXISTING RED
FLOWERING CURRANTS

(2) EXISTING SNOWBERRIES

EXISTING ±148 SQFT
PLATFORM TO
REMAIN AS IS
(NO WORK PROPOSED)

EXISTING ±696.3 SQFT
PIER TO BE RE-
DECKED W/ GRATING
& (5) PILES REPAIRED

(12) EXISTING RED
FLOWERING CURRANTS

(3) EXISTING SNOWBERRIES

6'-0 1/4"

49'-13 3/4"

8'-3 1/4"

17'-11 1/2"

28'-5"

PROPOSED FREE-STANDING,
OPEN-BOTTOM BOATLIFT

16'-11 1/2"

EXISTING ±478 SQFT MOORAGE COVER TO REMAIN
(TEMPORARILY REMOVE COVER TO INSTALL
NEW GRATING & RE-ATTACH)

4'-0 1/4"

±10'

±18'-4"

±12'

ACCESSORIES TO BE RETAINED:

- (1) POWER BOX
- (1) WATER SPIGOT
- (1) DOCK BOX
- (1) BOATLIFT POWER BOX
- (1) PWC LIFT POWER BOX
- (2) SWIM/SAFETY LADDERS
- (17) CLEATS
- (40) VETICAL FENDERS

PROPOSED DUAL PWC LIFT

EXISTING SHED

(2) EXISTING DOUGLAS FIRS

EXISTING OUTFALL

EXISTING CHAIN LINK FENCE

REVISED
10/23/2023

PER CITY OF BELLEVUE
ASSOCIATE PLANNER COMMENTS
DATED 8/11/2023.

EXISTING SITE PLAN DETAIL

20' 15' 10' 5' 0'



SCALE: 1"=20'

PROJECT DESIGNED BY:

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APPLICANT: CHRIS SWASAND

PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT
REPLACEMENT, RE-DECKING
& PILE REPAIRS

SHEET: 3 **OF:** 12 **NEAR/AT:** BELLEVUE

DATE: 06/01/2023 **DWG#:** 23-37020-A3-3

- = PILES REPAIRED (6)
- = PILES TO REMAIN AS IS (37)

EXISTING 8" CAST IRON
SEWER LINE PER
CITY OF BELLEVUE GIS

EXISTING UPLAND RETAINING WALL
EXISTING SHED

NOTE:
ALL EXISTING UPLAND
VEGETATION TO REMAIN.

N 88°-55'-43" W



JOB SITE
CHRIS & JAMI SWASAND
9518 SE 15TH ST
BELLEVUE, WA 98004
062405-9080

(1) OF (5) PROPOSED
EXTERNAL TIMBER
MOORING PILES
REPAIRED

OHWL = 21.85' @ FACE OF
ROCK BULKHEAD

(2) EXISTING CRIMSON MAPLES
(11) EXISTING RED
FLOWERING CURRANTS
(2) EXISTING SNOWBERRIES

EXISTING ±696.3 SQFT
PIER TO BE RE-
DECKED W/ GRATING
& (5) PILES REPAIRED

(12) EXISTING RED
FLOWERING CURRANTS
(3) EXISTING SNOWBERRIES

2-STORY HOUSE

DECK

EXISTING SHED

(2) EXISTING DOUGLAS FIRS

N 88°-57'-40" W

EXISTING CHAIN LINK FENCE

EXISTING OUTFALL

LAKE WASHINGTON

ACCESSORIES TO BE RETAINED:

- (1) POWER BOX
- (1) WATER SPIGOT
- (1) DOCK BOX
- (1) BOATLIFT POWER BOX
- (1) PWC LIFT POWER BOX
- (2) SWIM/SAFETY LADDERS
- (17) CLEATS
- (40) VERTICAL FENDERS - 4' O.C.

REVISED
10/23/2023

PER CITY OF BELLEVUE
ASSOCIATE PLANNER COMMENTS
DATED 8/11/2023.

PROPOSED SITE PLAN DETAIL

20' 15' 10' 5' 0' 20'



SCALE: 1"=20'

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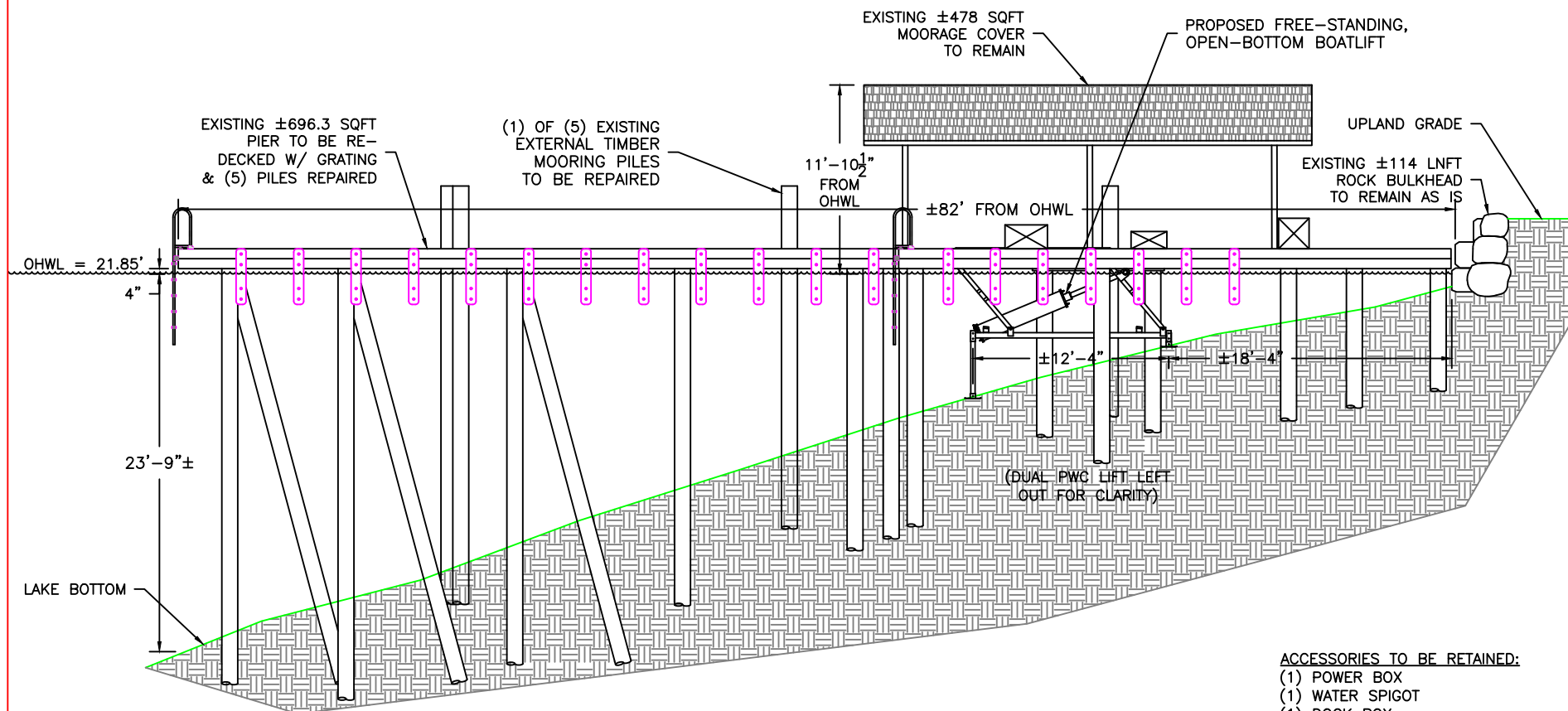
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APPLICANT: CHRIS SWASAND

PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT
REPLACEMENT, RE-DECKING
& PILE REPAIRS

SHEET: 4 **OF:** 12 **NEAR/AT:** BELLEVUE

DATE: 06/01/2023 **DWG#:** 23-37020-A3-4



EXISTING ELEVATION

10' 5' 2' 0 10'



SCALE: 1"=10'

ACCESSORIES TO BE RETAINED:

- (1) POWER BOX
- (1) WATER SPIGOT
- (1) DOCK BOX
- (1) BOATLIFT POWER BOX
- (1) PWC LIFT POWER BOX
- (2) SWIM/SAFETY LADDERS
- (17) CLEATS
- (40) VERTICAL FENDERS

REVISED
10/23/2023

PER CITY OF BELLEVUE
ASSOCIATE PLANNER COMMENTS
DATED 8/11/2023.

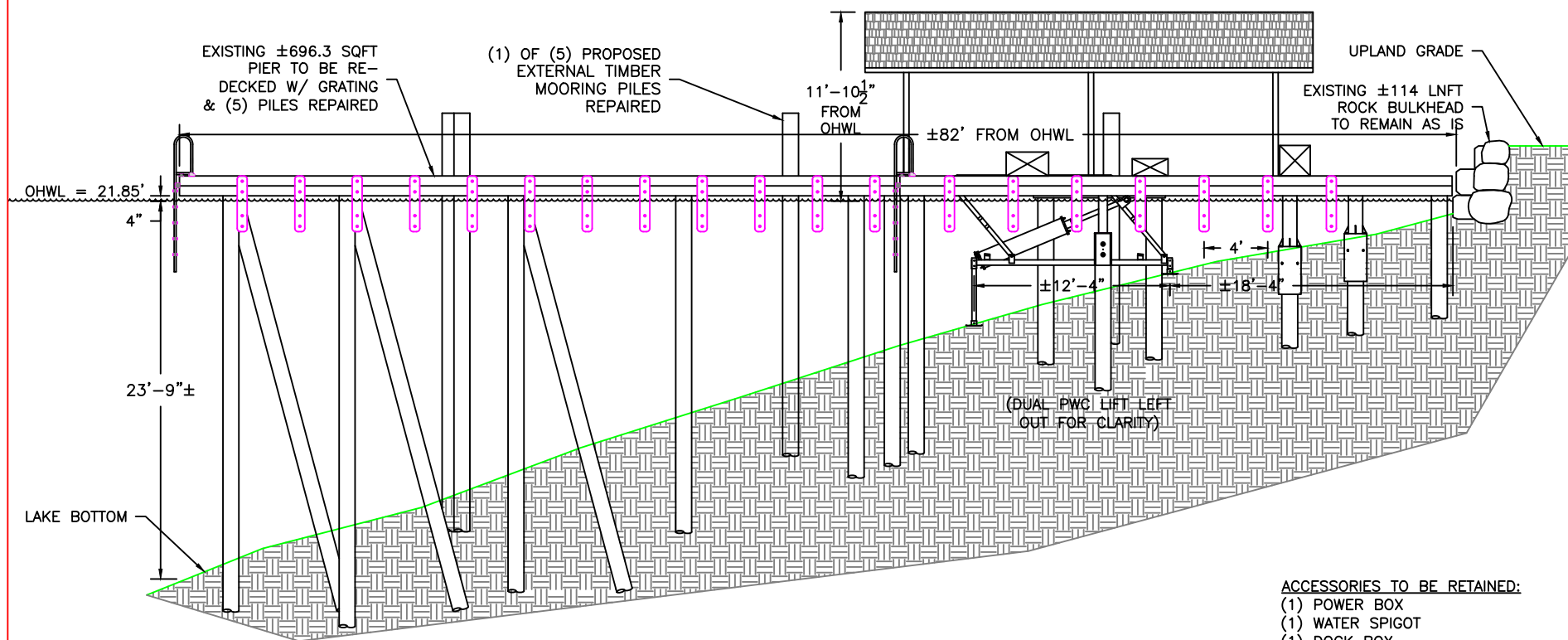
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APPLICANT: CHRIS SWASAND

PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT
REPLACEMENT, RE-DECKING
& PILE REPAIRS

SHEET: 5 OF: 12 NEAR/AT: BELLEVUE

DATE: 06/01/2023 DWG#: 23-37020-A3-5



NOTE:
SEE SHEETS 9-11 FOR PILE SPLICE DETAILS.

PROPOSED ELEVATION

10' 5' 2' 0 10'



SCALE: 1"=10'

REVISED
10/23/2023

PER CITY OF BELLEVUE
ASSOCIATE PLANNER COMMENTS
DATED 8/11/2023.

ACCESSORIES TO BE RETAINED:

- (1) POWER BOX
- (1) WATER SPIGOT
- (1) DOCK BOX
- (1) BOATLIFT POWER BOX
- (1) PWC LIFT POWER BOX
- (2) SWIM/SAFETY LADDERS
- (17) CLEATS
- (40) VERTICAL FENDERS - 4' O.C.

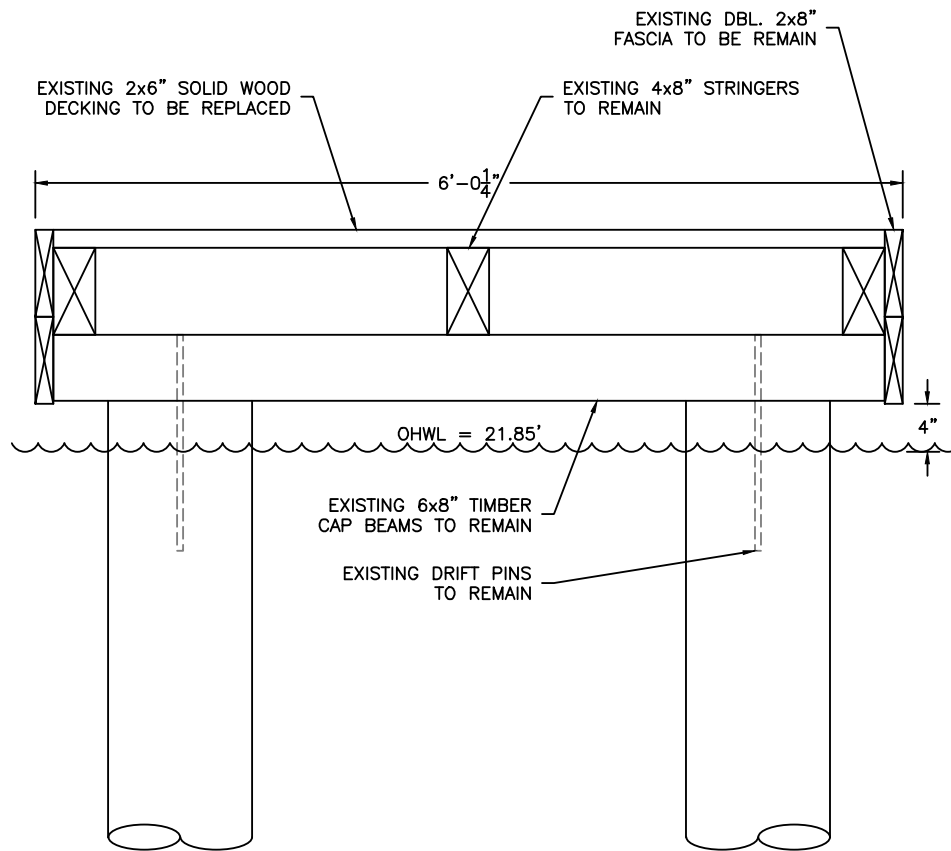
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APPLICANT: CHRIS SWASAND

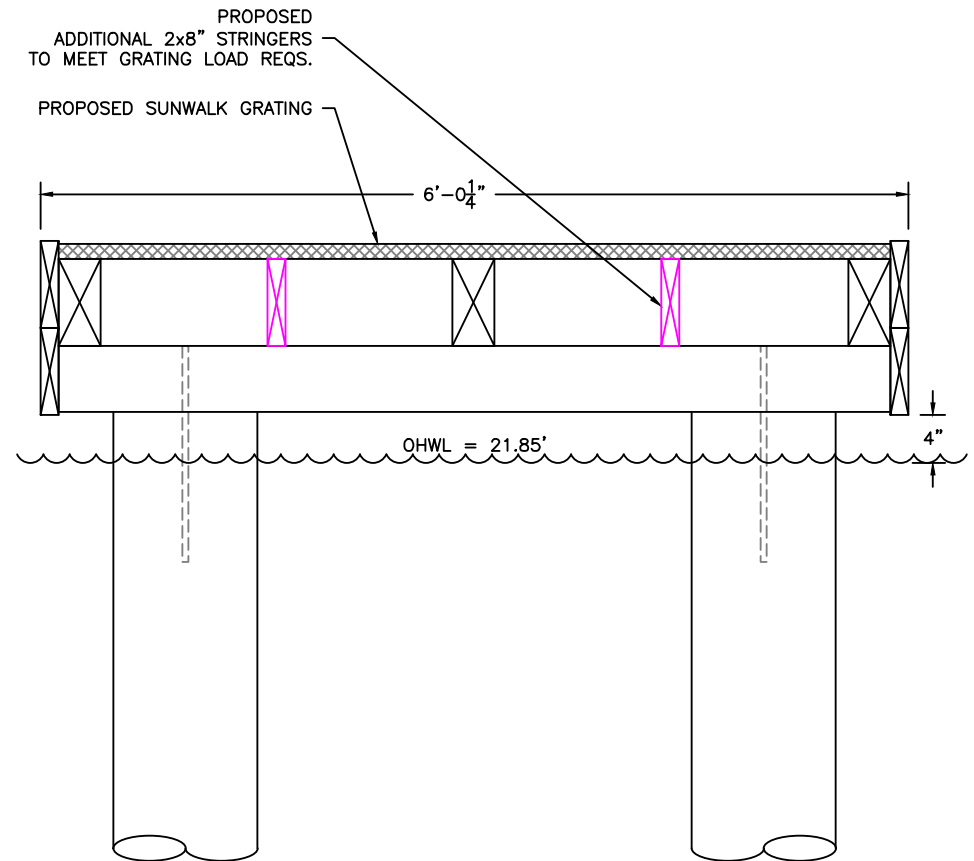
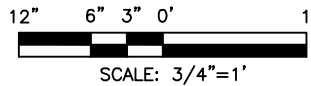
PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT REPLACEMENT, RE-DECKING & PILE REPAIRS

SHEET: 6 OF 12 NEAR/AT: BELLEVUE

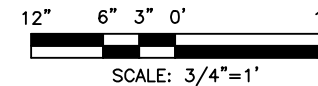
DATE: 06/01/2023 DWG#: 23-37020-A3-6



EXISTING SECTION A-A



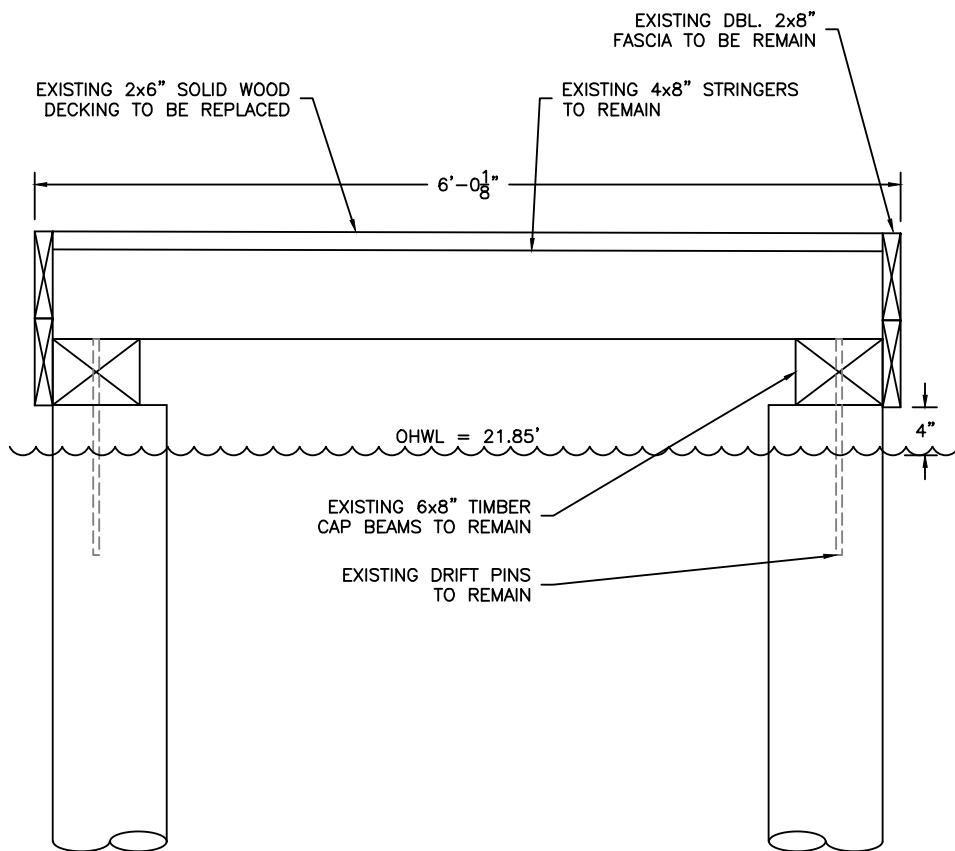
PROPOSED SECTION A-A



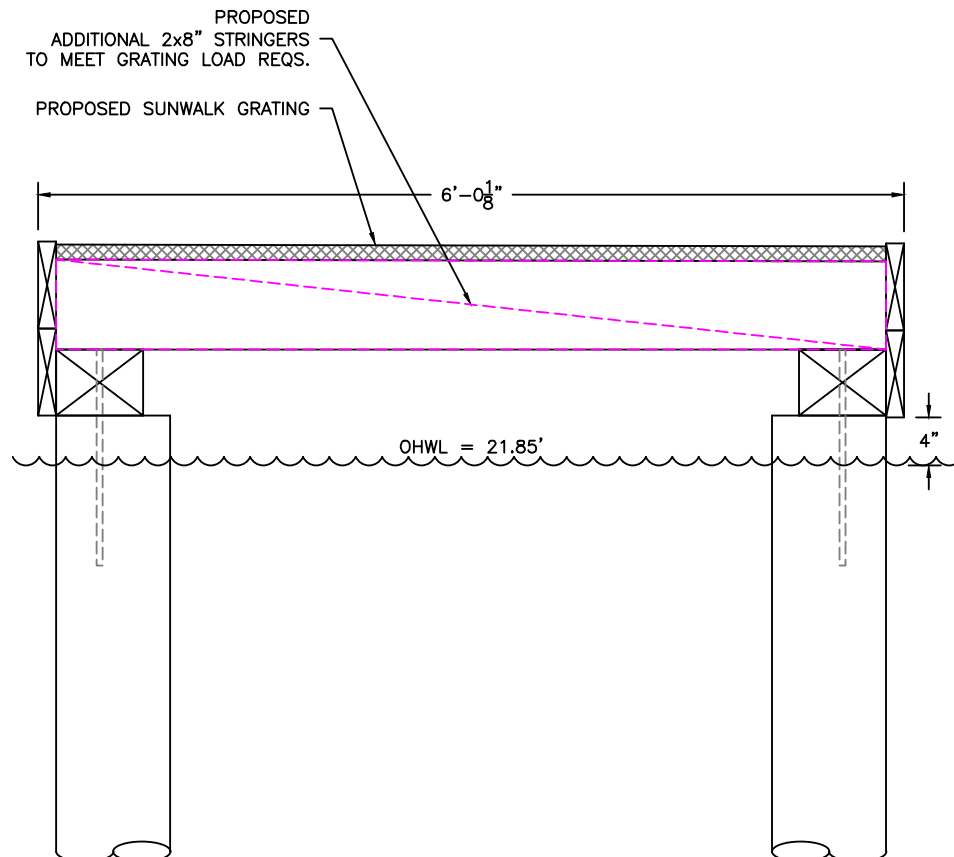
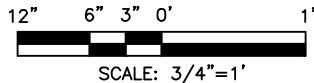
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10/23/2023
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 ASSOCIATE PLANNER COMMENTS
 DATED 8/11/2023.

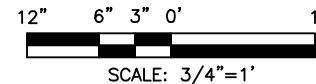
APPLICANT: CHRIS SWASAND	
PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT REPLACEMENT, RE-DECKING & PILE REPAIRS	
SHEET: 7 OF 12	NEAR/AT: BELLEVUE
DATE: 06/01/2023	DWG#: 23-37020-A3-7



EXISTING SECTION B-B



PROPOSED SECTION B-B



REVISED
10/23/2023

PER CITY OF BELLEVUE
ASSOCIATE PLANNER COMMENTS
DATED 8/11/2023.

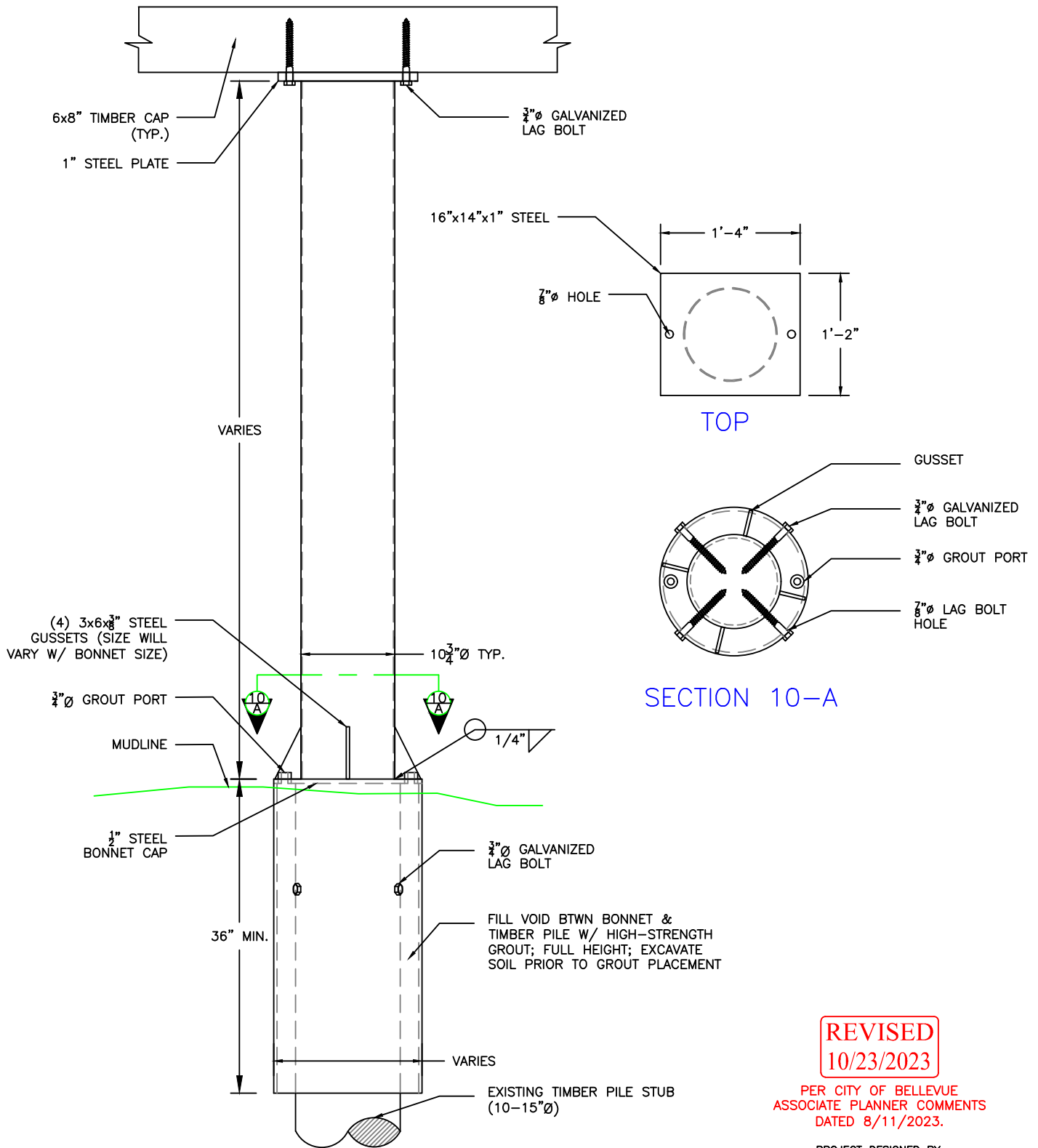
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APPLICANT: CHRIS SWASAND

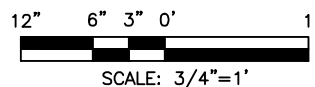
PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT
REPLACEMENT, RE-DECKING
& PILE REPAIRS

SHEET: 8 OF 12 NEAR/AT: BELLEVUE

DATE: 06/01/2023 DWG#: 23-37020-A3-8



FULL LENGTH BONNET SPLICE W/ GROUT PORTS AT MUDLINE



REVISED
10/23/2023

PER CITY OF BELLEVUE
ASSOCIATE PLANNER COMMENTS
DATED 8/11/2023.

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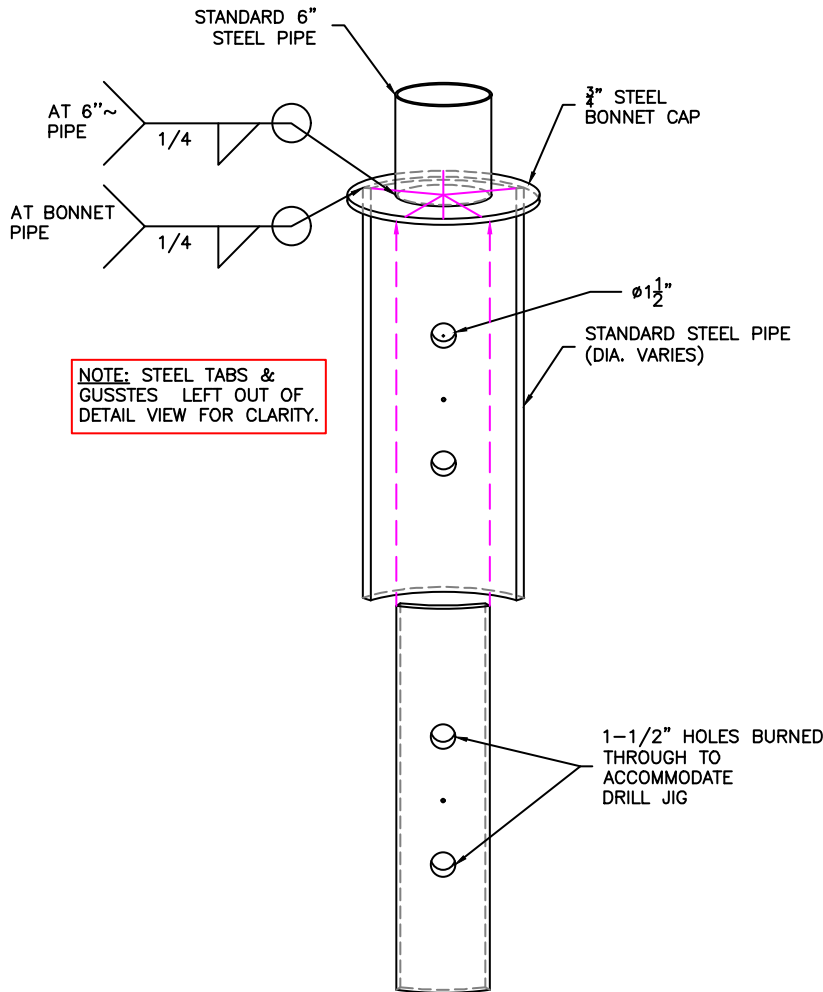
APPLICANT: CHRIS SWASAND

PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT
REPLACEMENT, RE-DECKING
& PILE REPAIRS

SHEET: 9 OF 12 NEAR/AT: BELLEVUE

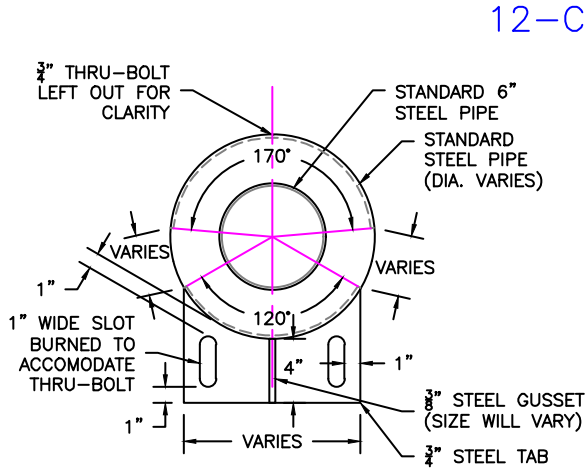
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DATE: 06/01/2023	DWG#: 23-37020-A3-10
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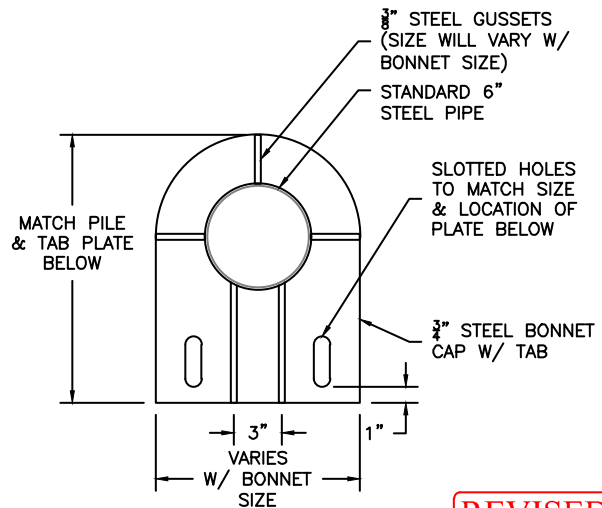


NOTE: STEEL TABS & GUSSETS LEFT OUT OF DETAIL VIEW FOR CLARITY.

DETAIL
12-C



SECTION
12-A

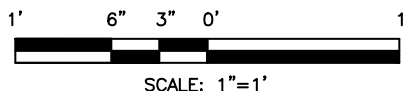


SECTION
12-B

REVISED
10/23/2023

PER CITY OF BELLEVUE
ASSOCIATE PLANNER COMMENTS
DATED 8/11/2023.

BONNET SPLICE



PROJECT DESIGNED BY:

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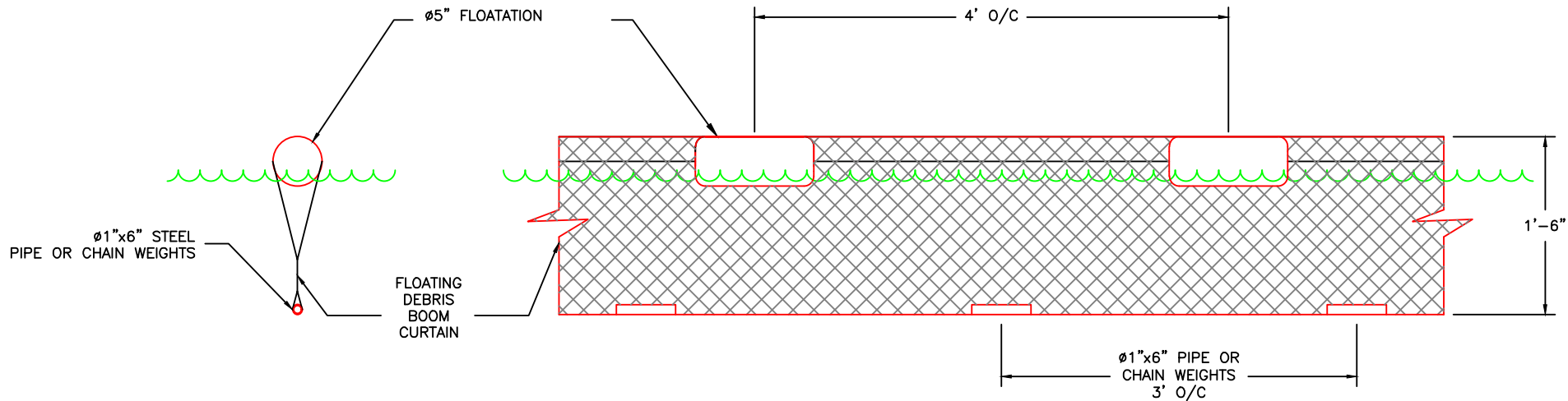
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APPLICANT: CHRIS SWASAND

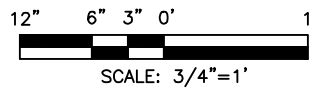
PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT REPLACEMENT, RE-DECKING & PILE REPAIRS

SHEET: 11 OF 12 NEAR/AT: BELLEVUE

DATE: 06/01/2023 DWG#: 23-37020-A3-11



FLOATING DEBRIS BOOM



REVISED
10/23/2023

PER CITY OF BELLEVUE
ASSOCIATE PLANNER COMMENTS
DATED 8/11/2023.

PROJECT DESIGNED BY:
Waterfront Construction Inc.
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APPLICANT: CHRIS SWASAND

PROPOSED: RETROACTIVE PERMITS FOR BOATLIFT
REPLACEMENT, RE-DECKING
& PILE REPAIRS

SHEET: 12 OF: 12 NEAR/AT: BELLEVUE

DATE: 06/01/2023 DWG#: 23-37020-A3-12