



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

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**Proposal Name:** Segireddy Residence

**Proposal Address:** 14260 SE Allen Rd., Bellevue, WA 98006

**Proposal Description:** Land Use review of a proposal to reduce a steep slope critical area toe-of-slope structure setback from 75 feet to 5 feet and remove 2 trees in the critical area in order to construct a new single-family residence and associated improvements.

**File Number:** 23-125870-LO

**Applicant:** Eric Scott, TerraVista NW

**Decisions Included** Critical Areas Land Use Permit  
(Process II. 20.30P)

**Planner:** Riley MacPhee, Land Use Planner

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

**Director's Decision:** **Approval with Conditions**  
Rebecca D. Horner, Director  
Development Services Department  
  
*Reilly Pittman*  
By: *Planning Manager*  
Reilly Pittman, Environmental Planning Manager

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**Application Date:** November 3, 2023  
**Notice of Application Date:** December 14, 2023  
**Decision Publication Date:** April 4, 2024  
**Project Appeal Deadline:** April 18, 2024

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Critical Areas Land Use Permit decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

## CONTENTS

I.	Proposal Description.....	Pg 3
II.	Site Description, Zoning & Land Use Context.....	Pg 4-5
III.	Consistency with Land Use Code Requirements.....	Pg 5-6
IV.	Public Notice & Comment.....	Pg 6
V.	Summary of Technical Review.....	Pg 6-7
VI.	State Environmental Policy Act (SEPA).....	Pg 7
VII.	Changes to Proposal Due to Staff Review.....	Pg 7
VIII.	Decision Criteria.....	Pg 7-9
IX.	Conclusion and Decision.....	Pg 9
X.	Conditions of Approval.....	Pg 9-11

### **Attachments:**

1. Site Plan

### **On File:**

1. Critical Areas Report
2. Geotech Report
3. Geotech Report Addendum
4. Arborist Report

I. Proposal Description

The applicant proposes to construct a single-family residence on a property that has steep slope critical areas. In order to avoid the slopes and buffers the house is proposed to be located in a 75-foot toe-of-slope setback. A geotechnical engineer has reviewed the proposed setback reduction of 75 feet to 5 feet and found the reduced setback provides adequate protection. The proposal will remove 2 hazardous trees within the steep slope and one tree within the steep slope structure setback. As mitigation, the proposal will remove 1,571 square feet of invasive species within the steep slope and replant the area with native vegetation including 4 trees. A Critical Area Land Use Permit is required to approve modification of the toe-of-slope setback. See Figure 1 below for a site plan.

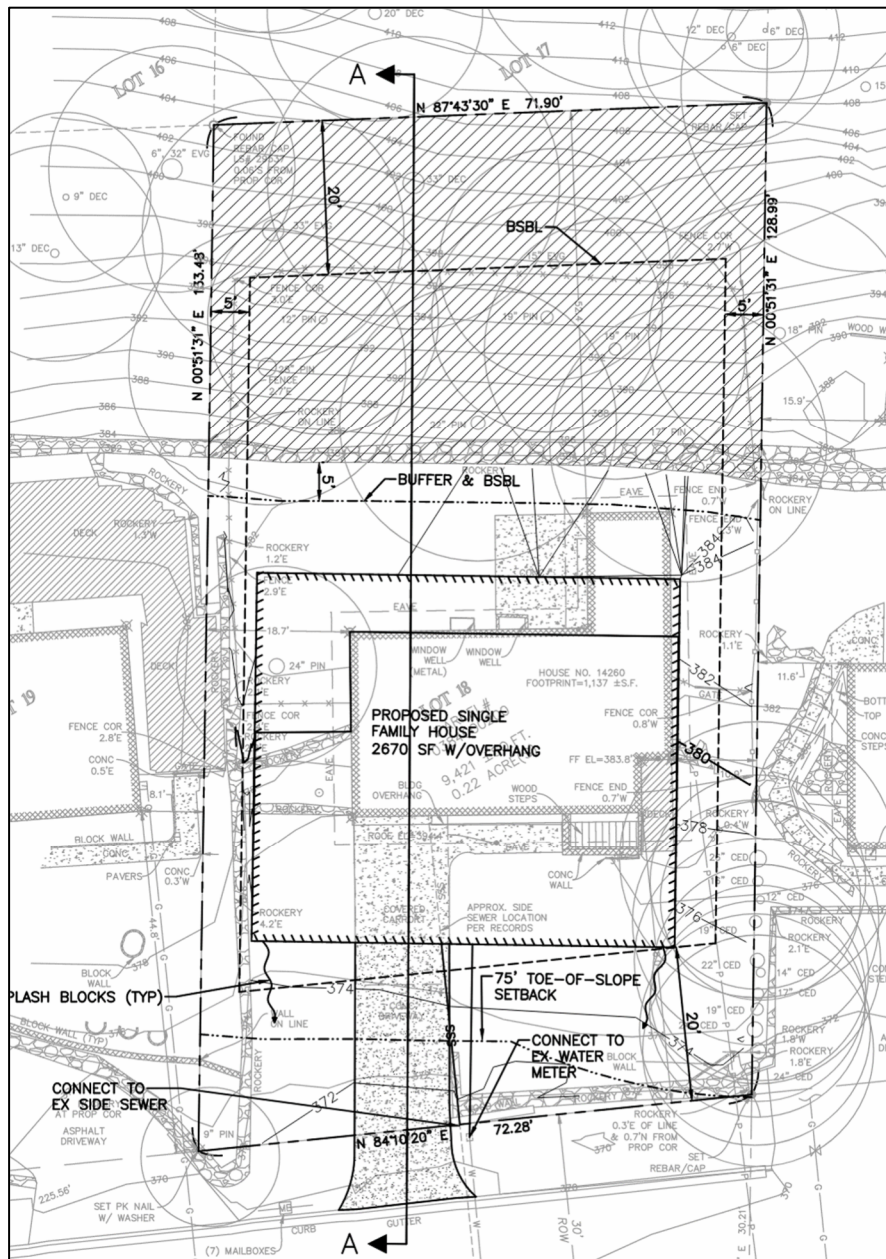


Figure 1

## II. Site Description, Zoning, Land Use and Critical Areas

### A. Site Description

The project site is located at 14260 SE Allen Rd. in the Newcastle subarea of the City. This residential property is surrounded by other developed residential properties. The northern portion of the site meets the criteria for a critical area steep slope. The site slopes down steeply from the north property line and then slopes down more gradually to the south before meeting SE Allen Rd. The proposed house and improvement are located centrally on the site to avoid the steep slopes and allow road access. See figure 2 for existing site condition.



Figure 2

### B. Zoning

The property is zoned R-5, Single-Family Residential.

### C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-H, Single-Family High Density.

### D. Critical Areas On-Site and Regulations

#### i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard.

Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

### III. Consistency with Land Use Code Requirements:

#### A. Zoning District Dimensional Requirements:

The proposed construction appears to show that it complies with the zoning dimensional standards for the R-5 zone found in LUC 20.20.010. Conformance with zoning requirements will be confirmed as part of the building permit review. Survey verification of setbacks, height, or other zoning requirements may be required as part of the building permit review or inspection process. The plans identify 331 diameter inches of trees on the site and 270 diameter inches are proposed to remain which is 82 percent of the inches on the site and does not include required tree replanting. **See Mitigation Related Conditions of Approval in Section X of this report.**

#### B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project area is within the 75-foot toe-of-slope setback from a steep slope critical area and is subject to the performance standards found below.

##### i. Consistency with LUC 20.25H.140 and LUC 20.25H.145

Modification of a toe-of-slope setback requires a critical areas report as part of the application for a Critical Area Land Use Permit. The applicant has obtained the services of a qualified geotechnical engineering company to study the site and document the observed conditions. Staff has reviewed the following documents:

- Geotech Report dated October 23, 2023, prepared by William Chang, P.E., Geotechnical Engineering Consultant.
- Supplemental geotech letter dated November 13, 2023.

**Finding:** This geotechnical analysis finds that the proposal does not have an adverse impact on existing slope stability. The geotech provided a statement that

the “toe of slope building setback at the project site can...be reduced to 5.0 feet without increasing the long-term impacts of development adjacent to the steep slope geologic hazard area and its respective buffer above the existing condition at the project site, as well as protecting the steep slope geologic hazard area from adverse impacts during construction.”

Based on the geotech report and addendum letter, the proposal will not increase risk on neighboring properties

Four (4) Shore Pine trees will be planted to replace the 3 trees that are removed by construction (two in the critical area steep slope and one in the structure setback). **See Geotechnical and Mitigation Related Conditions of Approval in Section X of this report.**

#### IV. Public Notice and Comment

Application Date:	November 3, 2023
Public Notice (500 feet):	December 14, 2023
Minimum Comment Period:	December 29, 2023

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin and Seattle Times on December 14, 2023. It was mailed to property owners within 500 feet of the project site.

Public comments received on the project are as follows:

##### **Comment #1**

**Date:** Sunday, December 17, 2023.

**Comment Summary:** A public comment from a nearby resident expressing the importance of maintaining the steep slope and avoiding landslides.

**Response:** The proposal has been reviewed by a licensed geotechnical engineer, who has confirmed in the attached report that “the propose modification of the geologic hazard critical area buffer...can be certified as safe as designed under anticipated conditions, as long as the geotechnical recommendations described in our above referenced geotechnical engineering study are incorporated into the project’s design.”

#### V. Summary of Technical Reviews

##### **A. Clearing and Grading**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff approved the application.

## **B. Utilities**

The Utilities Division of the Development Services Department has reviewed the proposed site development for compliance with City of Bellevue Utilities codes and standards. The Utilities staff approved the application.

## **VI. State Environmental Policy Act (SEPA)**

The proposal is exempt from SEPA review per WAC 197-11-800 and BCC 22.02.032. Construction of a single-family residence is a categorical exemption, and no construction is proposed within critical areas.

## **VII. Changes to Proposal Due to Staff Review**

Additional geotech responses, tree replanting, and consolidated mitigation planting to address presence of adjacent invasive species.

## **VIII. Decision Criteria**

### **A. 20.25H.255 Critical Areas Report – Decision Criteria – General**

**The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:**

- 1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

**Finding:** The performance standards related to steep slopes are being met by this proposal tree replanting, invasive species removal, and landscape mitigation are proposed to offset impacts to the critical area and structure setback. As reviewed in Section III above, the project complies with all required performance standards.

- 2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

**Finding:** A mitigation plan consistent with LUC 20.25H.210 has been prepared as part of this application. As part of the mitigation plan, the applicant is proposing to remove invasive plants and plant the steep slope with native vegetation including four (4) native trees. The project is required to be monitored for five years. **See Mitigation Related Conditions of Approval in Section X of this report.**

- 3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site;**

**Finding:** The proposed project complies with the required performance standards. No construction is proposed in the steep slope critical area or buffer. Relocating the structure to avoid impacting the slope setback is not possible as there is not space on the site.

- 4. The resulting development is compatible with other uses and development in the same land use district.**

**Finding:** The construction of the single-family residence is compatible in this land use district.

**B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria**

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

- 1. The proposal obtains all other permits required by the Land Use Code;**

**Finding:** The applicant must obtain a building permit and any associated permits. **See Permit Related Conditions of Approval in Section X of this report.**

- 2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

**Finding:** The critical area is avoided and the house and improvements are located on the site in order to have the least impact to the steep slopes.

- 3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;**

**Finding:** The performance standards related to steep slopes are being met by this proposal as tree removal impacts to the critical area steep slope and structure setback are being adequately mitigated by tree replacement, invasive species removal, and landscape mitigation.

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

**Finding:** The proposed activity will be served by adequate public facilities.

- 5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

**Finding:** A mitigation plan consistent with LUC 20.25H.210 has been prepared as part of this application. As part of the mitigation plan, the applicant is proposing to remove invasive plants and plant the steep slope with native vegetation including four (4) native trees. The project is required to be monitored for five years. **See Mitigation Related Conditions of Approval in Section X of this report**

- 6. The proposal complies with other applicable requirements of this code.**

**Finding:** As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

**IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the steep slope critical area toe-of-slope structure setback reduction from 75 feet to 5 feet to allow construction of a house and associated improvements. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required, and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

**Note: Expiration of Approval:** In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

**X. 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>
Clearing and Grading Code – BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code – BCC Title 20	Riley MacPhee, 425-452-4639
Noise Control – BCC 9.18	Riley MacPhee, 425-452-4639

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

- 1. Building Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required permits must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval. Future work on the property may be subject to further critical areas permit requirements and/or geotech review.

Authority: Land Use Code 20.30P.140; Clearing & Grading Code 23.76.035  
Reviewer: Riley MacPhee, Development Services Department

- 2. Mitigation Planting:** Plans submitted for the building permit must show the proposed planting of four (4) trees and other mitigation planting as described in this report.

Authority: Land Use Code 20.30P.140  
Reviewer: Riley MacPhee, Development Services Department

- 3. Maintenance and Monitoring Surety:** A financial surety is required to be submitted to ensure the mitigation planting successfully establishes. A maintenance assurance device that is equal to 20% of the cost of plants, installation, and the cost of monitoring is required to be held for a period of five years from the date of successful installation. A cost estimate is required to be provided with the building permit. The financial surety is required to be posted prior to building permit issuance. Release of the surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and meets performance standards.

Authority: Land Use Code 20.25H.220  
Reviewer: Riley MacPhee, Development Services Department

- 4. Maintenance and Monitoring Reports:** The mitigation planting is required to be maintained and monitored for five years to ensure the plants successfully establish. Annual monitoring reports are required to be submitted to document the plants are meeting approved performance standards. Photos from selected photo points shall be included in the monitoring reports to document the planting. Land Use inspection is required by the Land Use staff to end the plant monitoring period.

Reporting shall be submitted no later than the end of each growing season or by December 31st, and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to Riley MacPhee or Reilly Pittman by the above-listed date and can be emailed to [rmacphee@bellevuewa.gov](mailto:rmacphee@bellevuewa.gov) or mailed directly to:

Environmental Planning Manager  
Development Services Department  
City of Bellevue  
PO Box 90012  
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140; 20.25H.220  
Reviewer: Riley MacPhee, Development Services Department

- 5. Land Use Inspection:** Following installation of mitigation planting, the applicant shall contact Land Use staff to inspect the planting area prior to final building inspection. Inspection will also be required at the end of the monitoring period.

Authority: Land Use Code 20.30P.140  
Reviewer: Riley MacPhee, Development Services Department

- 6. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded

hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18  
Reviewer: Riley MacPhee, Development Services Department

- 7. Geotechnical Review:** The project geotechnical engineer must review the final plans, including all foundation, retaining walls, shoring, and vault designs. A letter from the geotechnical stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

Authority: Clearing & Grading Code 23.76.050  
Reviewer: Savina Uzunow, Development Services Department

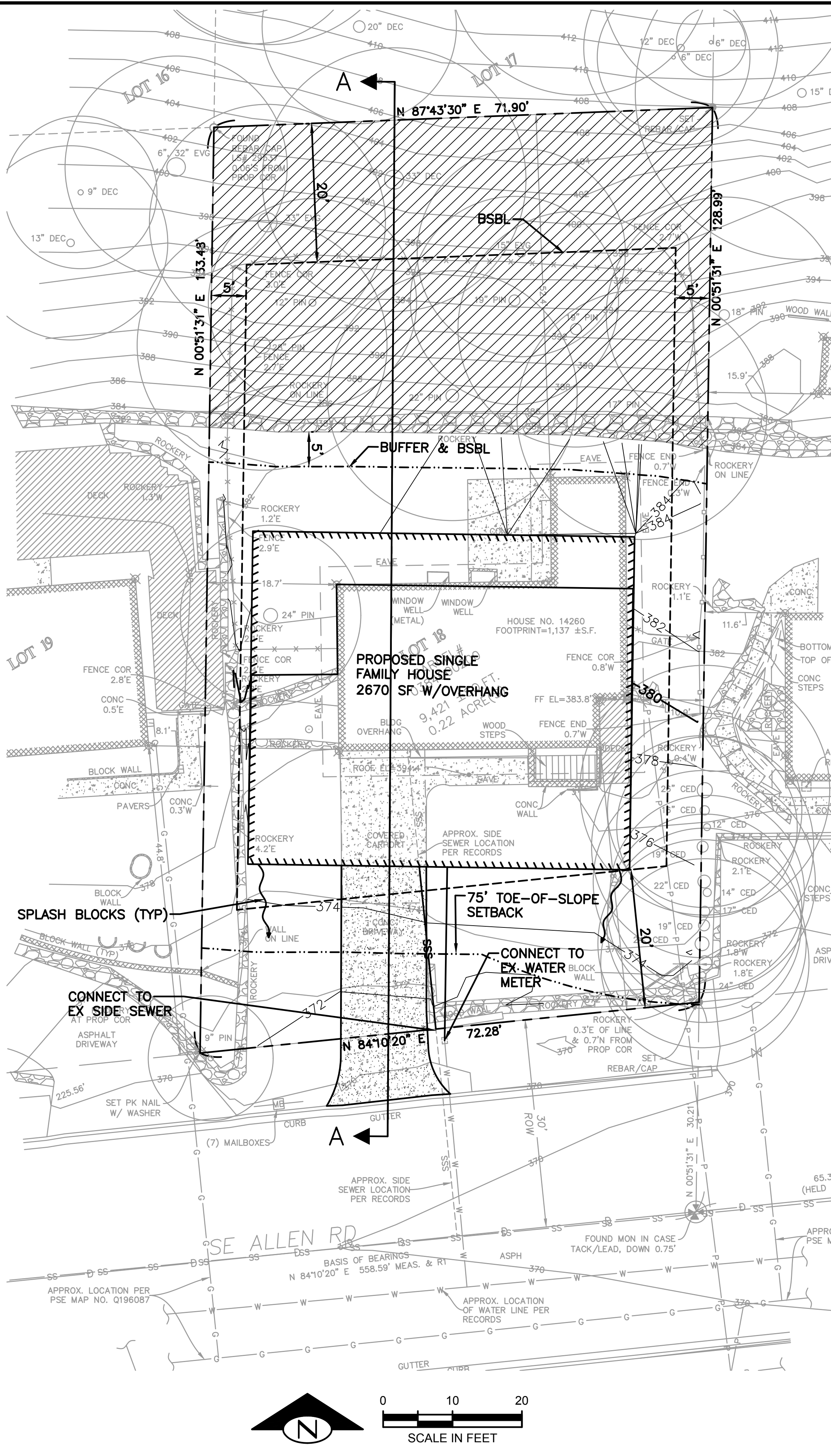
- 8. Geotechnical Monitoring:** The project geotechnical engineer of record or his representative must be on site during critical earthwork operations. The geotechnical engineer shall observe all excavations and fill areas. In addition, the engineer shall monitor the soil cuts prior to construction of rockeries and verify compaction in fill areas. The engineer must submit field report in writing to the DSD inspector for soils verification and foundation construction. All earthwork must be in general conformance with the recommendations in the geotechnical report.

Authority: Bellevue City Code 23.76.160  
Reviewer: Savina Uzunow, Development Services Department

- 9. Rainy Season Restrictions:** No clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation control measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093  
Reviewer: Savina Uzunow, Development Services Department

A PORTION OF S15 T24 R05



PROJECT CONTACTS

OWNER/APPLICANT  
 MS. SUNANDA SEGREDDY  
 14002 NE 63RD CT  
 REDMOND, WA 98052

CIVIL ENGINEER  
 ERIC SCOTT - PRINCIPAL  
 TERRAVISTA NW CONSULTING ENGINEERS  
 3204 SMOKEY POINT DRIVE, SUITE 207  
 ARLINGTON, WA 98223  
 (360) 386-9997  
 ERIC@TERRAVISTANW.COM

SURVEYOR  
 TERRANE  
 10801 MAIN ST, SUITE 102  
 BELLEVUE, WA 98004  
 (425) 458-4488

LEGEND

STEEP SLOPE REVEGETATION AREA

PROJECT SITE INFORMATION

PARCEL NUMBER  
 038400-0200  
 LEGAL DESCRIPTION  
 (PER STATUTORY WARRANTY DEED RECORDING# 20230804000485)

LOT 18, BLOCK 2, BALCH AND JOHNSON'S ADDITION TO EASTGATE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53 OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WASHINGTON.

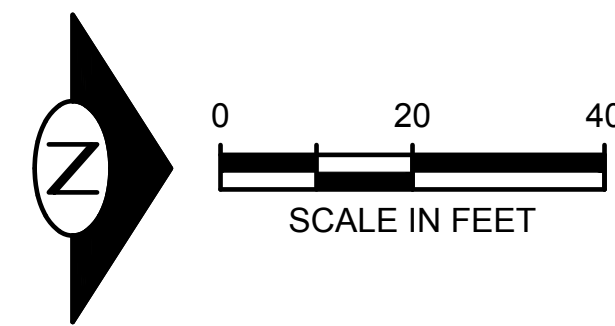
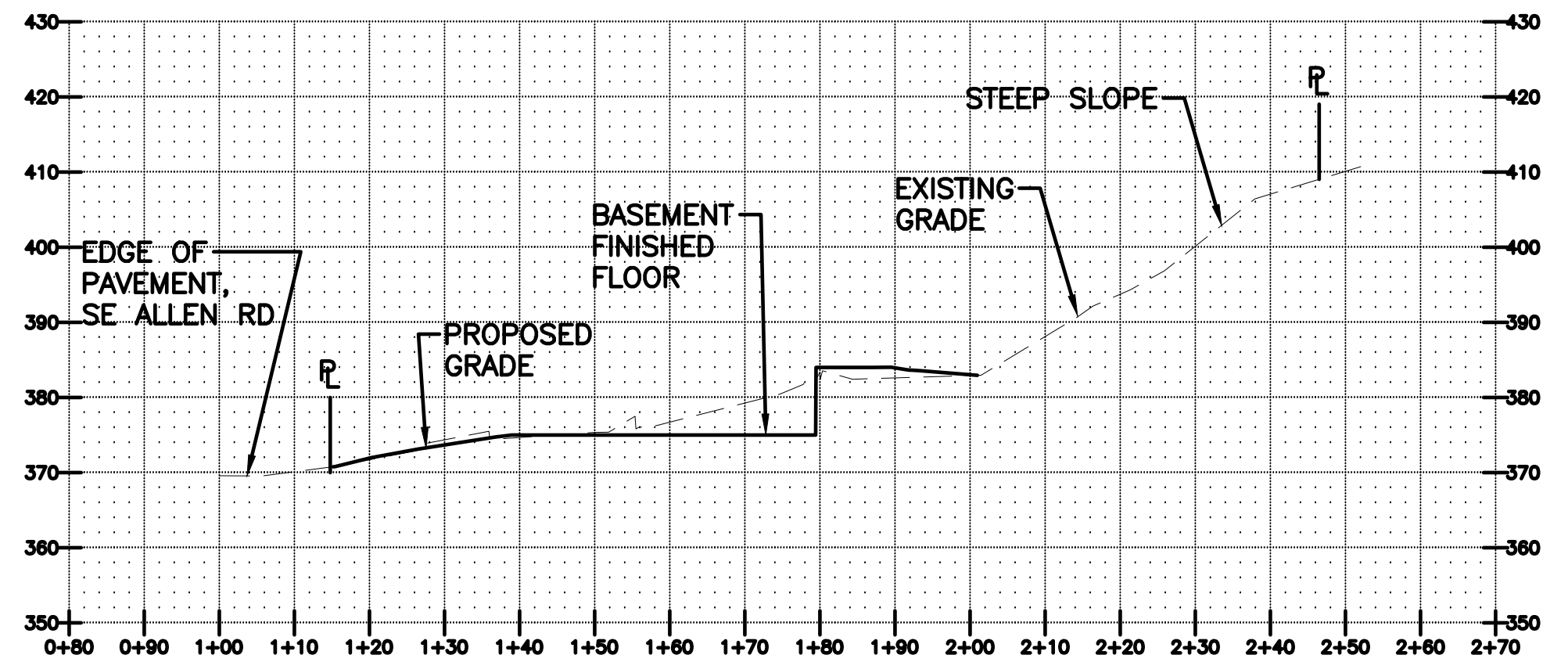
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DATUM  
 NAVD 88 PER CITY OF BELLEVUE BENCHMARK NO. 2922  
 DESCRIPTION: 3"X 3" CONCRETE MON W/ LEAD & TACK IN CASE;  
 TOP MON TO TOP RIM CASE 0.60 FEET.  
 LOCATION: PC/PT MON ON CENTERLINE SE ALLEN RD @ HOUSE  
 #14449 SE ALLEN RD.  
 ELEVATION:368.678'

SITE TEMP. BENCHMARK  
 DESCRIPTION: SET PK W/ RED WASHER  
 LOCATION: SOUTH OF HOUSE NO. 14250  
 ELEVATION:368.69'

ZONING  
 R5 - SINGLE FAMILY RESIDENTIAL

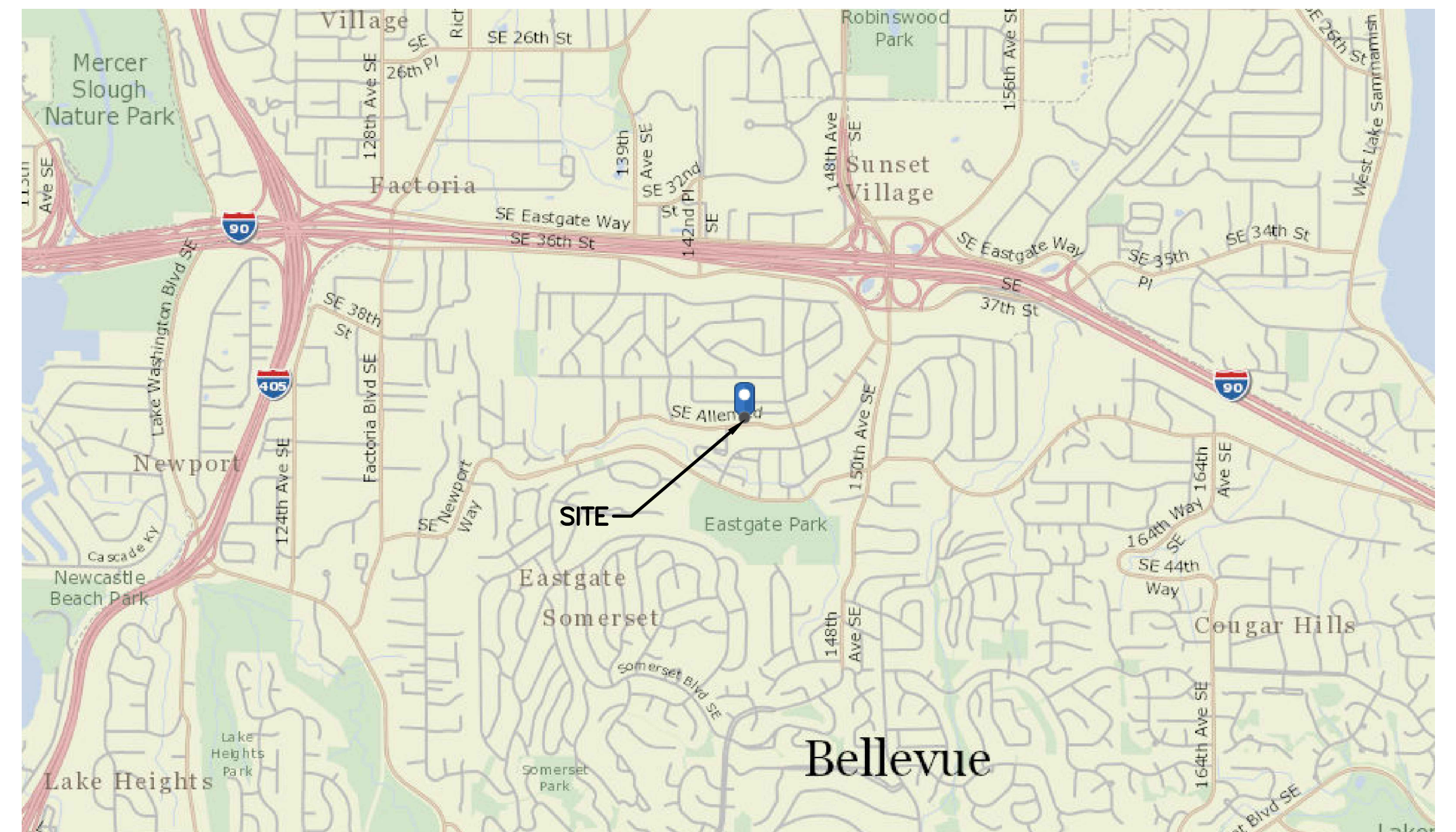
TOTAL IMPERVIOUS AREA  
 HOUSE + DRIVEWAY = 3100 SF



SECTION A-A

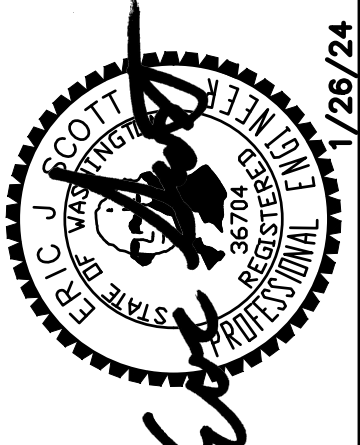
NOTES

1. THIS PROJECT PROPOSES TO REDUCE THE TOE-OF-SLOPE SETBACK FROM 75' TO 5', BASED ON THE ANALYSIS IN P.3 OF THE GEOTECHNICAL REPORT.
2. PROPOSED SLOPE MITIGATION WILL INCLUDE REMOVING INVASIVE SPECIES AND REPLANTING WITH NATIVE NON-INVASIVE VEGETATION. SEE THE CRITICAL AREAS REPORT AND MITIGATION PLAN.



VICINITY MAP  
 NOT TO SCALE

BY	REVISION	NO.	DATE



TerraVista NW LLC  
 Consulting Engineers  
 3204 SMOKEY POINT DR. #207  
 ARLINGTON, WA 98224  
 360-691-9272  
 WWW.TERRAVISTANW.COM

SITE PLAN B AND MITIGATION PLAN  
 SEGREDDY RESIDENCE  
 14260 SE ALLEN RD, BELLEVUE, WA 98006 (BELLEVUE)

S1  
 JOB NO.  
 230804

Plotted: Jan 26, 2024 - 10:23am Rodney T:\Projects\230804 Segreddy Residence (Bellevue)\Plans\SEGI\_P-CIVL.dwg Layout Name: Layout1