

# Shoreline Management Act Permit Data Sheet and Transmittal Letter

Local permit no. 25-110475-WG

State permit no. \_\_\_\_\_

**From:** David Wong, City of Bellevue

**To:** Stephanie Barney, Department of Ecology

**Transmittal Date:** December 3, 2025

**Receipt Date:** (provided by Ecology) \_\_\_\_\_

**Type of Permit:** (Indicate all that apply)

- ☒ Substantial Development
- ☐ Conditional Use
- ☐ Variance
- ☐ Revision
- ☐ Other \_\_\_\_\_

**Local Government Decision:**

- ☐ Approval
- ☐ Conditional Approval
- ☐ Denial

**Applicant Information:**

**Name:** Newport Yacht Club

**Address:** 81 Skagit Ky

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Applicant's Representative:** (If primary contact)

**Name:** Tim Fisher

**Address:** 1001 Fourth Ave Ste 3100

**Phone:** 425-773-8462

**Email:** Tim.fisher@wsp.com

**Is the applicant the property owner?** ☐ Yes ☒ No

**Location of the Property:** 81 Skagit Ky, NE-17-24-5

**Water Body Name:** Lake Washington

**Shoreline of State Significance:** ☒ Yes ☐ No

**Environment Designation:** Recreational Boating

**Project Description:** Installation of two (2) boatlifts and one (1) finger pier within the existing Newport Yacht Club marina.

**Notice of Application Date:** April 28, 2025

**Final Decision Date:** December 3, 2025

**By:** David Wong, City of Bellevue

**Phone:** 425-452-4282

**Email:** DWong@bellevuewa.gov



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

## DETERMINATION OF NON-SIGNIFICANCE

|                                                                                                                                                 |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>PROPOSAL NAME:</b>                                                                                                                           | Newport Yacht Club Boatlift & Finger Pier |
| <b>LOCATION:</b>                                                                                                                                | 81 Skagit Key                             |
| <b>FILE NUMBERS:</b>                                                                                                                            | 25-110475-WG                              |
| <b>PROPONENT:</b>                                                                                                                               | Tim Fisher, WSP                           |
| <b>DESCRIPTION OF PROPOSAL:</b><br><br>Installation of two (2) boatlifts and one (1) finger pier within the existing Newport Yacht Club marina. |                                           |

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:** 12/3/2025

**APPEAL DATE:** 12/17/2025

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  
Reilly Pittman, Environmental Coordinator  
Development Services Department

**Date:** December 3, 2025



**SHORELINE MANAGEMENT ACT  
DECISION ON SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

|                                                                                                                                                                                                                                                |                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>File Number:</b>                                                                                                                                                                                                                            | 25-110475-WG                              |
| <b>Proposal Name:</b>                                                                                                                                                                                                                          | Newport Yacht Club Boatlift & Finger Pier |
| <b>Proposal Address and Location:</b>                                                                                                                                                                                                          | 81 Skagit Ky, NE-17-24-5                  |
| <b>Water Body:</b>                                                                                                                                                                                                                             | Lake Washington                           |
| <b>Shoreline Environment Designation:</b>                                                                                                                                                                                                      | Recreational Boating                      |
| <b>Proposal Description:</b><br>Land Use review of a Shoreline Substantial Development Permit application to retroactively permit the installation of two (2) boatlifts and one (1) finger pier within the existing Newport Yacht Club marina. |                                           |
| <b>Applicant:</b> <input type="checkbox"/> Applicant owns property<br>Tim Fisher, WSP USA, 425-773-8462, tim.fisher@wsp.com                                                                                                                    |                                           |
| <b>Applicant Representative:</b>                                                                                                                                                                                                               |                                           |
| <b>Application Date:</b>                                                                                                                                                                                                                       | April 28, 2025                            |
| <b>Notice of Application Date:</b>                                                                                                                                                                                                             | July 3, 2025                              |
| <b>Notice of Decision Date:</b>                                                                                                                                                                                                                | December 3, 2025                          |

**SEPA Determination:**

**Determination of Non-Significance**

**SEPA Appeal Deadline:**

December 17, 2025

Reilly Pittman

Reilly Pittman, Environmental Coordinator  
Development Services Department

**Decision on SSDP:**

**Approval with Conditions**

Toni Pratt, Land Use Director  
Development Services Department

By: 

David Wong, Land Use Planner

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

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. This permit approval will expire within two years of the date of filing unless the construction, use, or activity pursuant to this permit is commenced. Final expiration of this permit approval is five years from the date of filing. Request for extension of expiration is subject to LUC 20.25E.250.E.6.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D).

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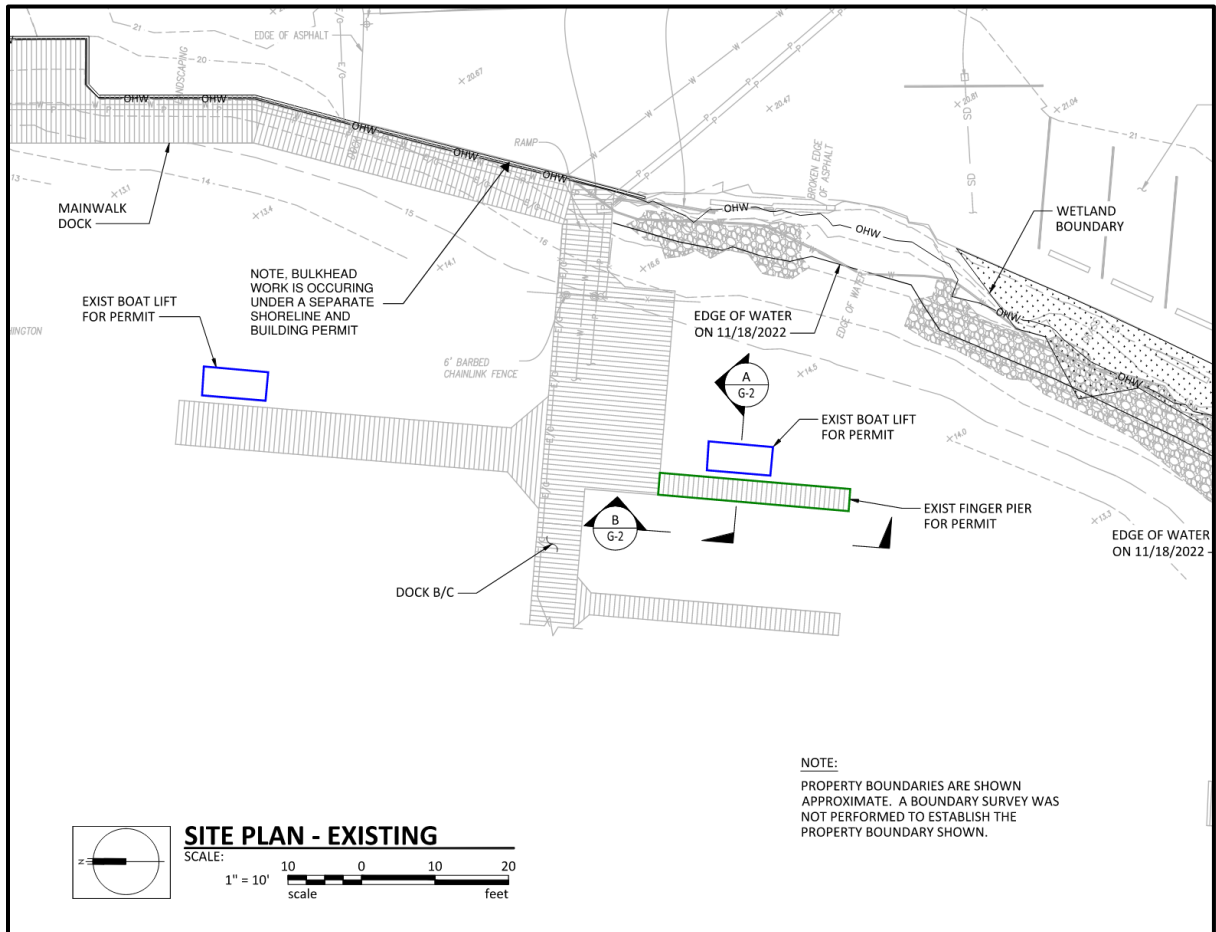
### Attachments:

1. Site Plan

## I. Proposal Description

The applicant requests approval to retroactively permit the installation of two (2) boatlifts and construction of an ~80 SF finger pier on the existing middle pier at the Newport Yacht Club. See Figure 1 for the proposed conditions.

**Figure 1**



The proposed project is subject to a Shoreline Substantial Development Permit because the proposed work is within a shoreline of statewide significance. The total cost of the two (2) boatlifts and finger pier exceeds the threshold allowance of \$8,304 granted in LUC 20.25E.170.C.1 and therefore requires a Shoreline Substantial Development Permit review. The provisions of the Shoreline Overlay District apply.

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

### A. Site Description and Land Use Context

The subject property is located on Lake Washington and contains an existing marina developed in 1975. Properties in the vicinity are generally developed with single family residences and residential docks, and the neighborhood is characterized by a canal

system, typical residential landscaping, and highly developed shoreline properties. The adjacent property to the north is a boat launch operated by the Bellevue Parks Department. The properties to the east and south are developed with single-family homes.

## **B. Zoning, Neighborhood Area, and Comprehensive Plan**

|                     |                      |
|---------------------|----------------------|
| Zoning:             | R-2.5                |
| Neighborhood Area:  | West Bellevue        |
| Comprehensive Plan: | Suburban Residential |

## **C. Shoreline Environment and Functions**

The site is in the Recreational Boating (RB) shoreline environment designation. Per LUC 20.25E.010, the shoreline RB environment is to *provide a variety of water-dependent and water-oriented uses, with primary focus on activities associated with recreation. The RB environment should not support heavy commercial or industrial uses, other than limited commercial activities conducted accessory to a marina use.* The RB designation is assigned to *Bellevue shorelands currently used as marinas (both public and private), yacht clubs, community clubs supporting water-dependent recreational boating uses, and associated activities. Additional RB areas may be designated as demand for public access to viewing, water-oriented recreation, and recreational boating facilities increases.*

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 (LUC) Requirements:**

#### **A. Zoning District Dimensional Requirements:**

There are no general dimensional requirements applicable to the subject proposal.

#### **B. Shoreline Master Program Requirements LUC 20.25E:**

##### **1. Dimensional Requirements – LUC 20.25E.050.A**

The proposal complies with all Recreational Boating (RB) dimensional requirements.

The proposal...

- Is not located within 25-foot shoreline structure setback.
- Does not add new lot coverage.
- Does not result in a structure exceeding 35 feet in height.
- Does not add new impervious surface area.

##### **2. Requirements Applicable to Development and Uses – LUC 20.25E.060.E**

The proposal is compliant with all requirements applicable to development and uses in the shoreline overlay district.

The proposal...

- Does not result in tree removal and is the minimum necessary.
- Does not require additional shoreline stabilization from what currently exists.
- Is compliant with applicable Bellevue policies, codes, and requirements.
- Does not result in segmentation or a larger project scope.

##### **3. Specific Use Regulations for Recreation – LUC 20.25E.070.C**

The proposal is compliant with all requirements applicable to specific use regulations for recreation.

The proposal...

- Does not encroach into the on-site wetland.
- Qualifies as a minor expansion pursuant to LUC 20.20.070.C.2.b.
- Does not result in an encroachment of the shoreline setback.
- Does not add new impervious surface area.
- Does not result in the clearing of any vegetation.
- Does not preclude shoreline public access.
- Is required to use environmentally sensitive materials.
- Does not result in added visual obstruction.

##### **4. Shoreline Modifications for Nonresidential Moorage Facilities – LUC 20.25E.080.E:**

The proposed finger pier is compliant with all requirements applicable to nonresidential moorage facilities.

The proposal...

- Is required to use environmentally neutral materials.
- Does not impact upland or in-water wetland vegetation.
- Does not require dredging for installation or maintenance.
- Is the minimum overwater coverage needed to provide moorage function.
- Does not exceed 8 feet in width.
- Is required to be grated.
- Does not include new lighting.
- Does not allow moorage of aircraft.

Conformance with the applicable Bellevue policies, codes, and requirements, including those listed in B.1-4 above, will be verified at the time of construction permit review. See Section IX for conditions of approval related to building materials and grated decking.

#### **IV. Public Notice and Comment**

**Date of Application:** April 28, 2025  
**Notice of Application:** July 3, 2025  
**Minimum Comment Period:** August 4, 2025

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin on January 9, 2025. It was mailed to property owners within 500 feet of the project site. Staff received no comments prior to the writing of this report.

#### **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 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, Air, 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. The proposed finger pier is to be supported by the lift stanchions and does not require lakebed disturbance.

**B. Animals**

The site is located on Lake Washington which is vital to a number of fish, bird, and mammal species, including Chinook salmon, bull trout, and steelhead. The City of Bellevue is also located along the Pacific Flyway, a major north-south flyway for migratory birds. The proposal has been designed to avoid nearshore habitat and wetland impacts by strategic placement of two (2) boatlifts and finger pier and use of appropriate materials. The applicant will be required to receive State and Federal permit approval and all in-water work is required to occur within the construction window as established by the agencies to minimize or avoid impacts to fish and wildlife. See Section IX for conditions of approval related to in-water work and additional agency permitting.

**VII. Decision Criteria**

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

The Director of the Development Services Department may approve or approve with modifications if:

**1. The proposal is consistent with the policies and procedures of the Shoreline Management Act;**

**Finding:** As evaluated the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to water-dependent uses and activities and marinas are specifically identified as a preferred use. Yacht clubs are an allowed use of the Recreational Boating shoreline environment and are reviewed and permitted through a shoreline substantial development permit. The installation of two (2) boatlifts and finger pier results in an increase of less than 20% and therefore qualifies as a minor expansion.

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

**Finding:** The applicant's proposal is consistent with the general policies and has demonstrated compliance with the applicable procedures and requirements of the WAC through this permit application.

**3. The proposal is consistent with the SMP;**

**Finding:** As evaluated in Section III of this report, the applicant has submitted project plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP) including, but not limited, those policies and procedures related to allowed uses.

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

**Finding:** The applicant's proposal is consistent with the following policies and has demonstrated compliance with the SMP through this application. Specifically:

SH-1 - Allow compatible water-dependent uses and development when associated with permitted upland uses and in accordance with applicable policies and regulations.

SH-3 - Locate and design uses and development to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife and material necessary to create or sustain their habitat, particularly those species dependent on migration.

SH-12 - Recognize the range of conditions and uses that have historically characterized lands designated as Recreational Boating.

SH-13 - Give preference to water-dependent uses. Do not allow non water-oriented uses except as accessory to marinas, yacht clubs, and community clubs where such uses do not conflict with or limit opportunities for water-oriented uses, or where direct access to the shoreline is not available.

SH-16 - Avoid, minimize, or mitigate adverse impacts to ecological functions, including water quality and wildlife habitat, associated with the shoreline development by providing regulations, best management practices, and incentives sufficient to ensure no net loss of ecological functions.

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

SH-20 - Ensure that all proposed shoreline development will protect the public's health, safety, and welfare by providing regulations appropriate to the shoreline jurisdiction and consistent with the underlying land use district, land use code and comprehensive plan. Standards should include setbacks, building heights, lot coverage, impervious surface, and other regulatory controls essential to guide future growth and development within the shoreline jurisdiction.

SH-43 - Restrict recreational development to water-oriented uses. Allow limited non-water-oriented recreation and commercial uses in support of water-oriented recreation.

**Finding:** The proposed playground is consistent with these Comprehensive Plan policies and goal to allow supportive functions to a yacht club, a water-dependent use, of the shoreline; does not add new impervious surface and is located outside of the vegetation conservation area; and will not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

**5. The proposal complies with applicable requirements of the Bellevue City Code.**

**Finding:** As reviewed in Section III and V of this report, the proposal complies with all applicable requirements of the Bellevue City Code. Final determination of compliance with Bellevue City Code will occur during review of the required Building Permit. See Section IX for conditions of approval related to the required Building Permit.

**VIII. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including LUC consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the location of two (2) boatlifts and the installation of the 80 square-foot finger pier at 81 Skagit Ky. Revision to this approval shall be in accordance with LUC 20.25E.150.E.2.

**Note—Expiration of Approval:** In accordance with LUC 20.25E.250.C.2, a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a Building Permit and fails to make substantial progress towards completion of the project within two (2) years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.25E.250.C.6.

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

**IX. Conditions of Approval**

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

| Applicable Ordinances                | Contact Person                 |
|--------------------------------------|--------------------------------|
| Clearing and Grading Code- BCC 23.76 | Savina Uzunow, 425-452-7860    |
| Utilities Code- BCC 24               | Samuel Stolmeier, 425-452-7832 |
| Land Use Code- BCC 20.25H            | David Wong, 425-452-4282       |
| Noise Code- BCC 9.18                 | David Wong, 425-452-4282       |

The following conditions are imposed under the BCC 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 (Attachment 1) submitted as a part of this permit application shall be included in the Building Permit application.

Authority: LUC 20.25E.160  
Reviewer: David Wong, Land Use

2. **Lake Washington In-Water Work Window:** The US Army Corps of Engineers regulates work windows for when work can occur in Lake Washington, and this project shall comply with the approved work window.

Authority: LUC 20.25E.160  
Reviewer: David Wong, Land Use

3. **Material and Grating Requirements:** Use of environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments is required. Construction hardware that comes into contact with water either directly or through precipitation and that discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion. New decking associated with the finger pier shall be grated or surfaced with light-penetrable materials.

Authority: LUC 20.25E.070, LUC 20.25E.080  
Reviewer: David Wong, Land Use

# Newport Yacht Club & Newport Shores Neighborhood

## BOAT LIFTS AND PIER

**PROJECT SITE:**

81 SKAGIT KEY, BELLEVUE, WA 98006

**SCOPE OF WORK:**

THE PROJECT IS FOR BACK-PERMITTING OF TWO EXISTING ALUMINUM FRAME PORTABLE BOAT LIFTS THAT SIT ON THE LAKE BED AND A WOOD PIER. THE COLUMNS THAT SUPPORT ONE OF THE BOAT LIFTS ALSO SUPPORT THE WOOD PIER.

**PROJECT CONTACT AND ADDRESS:**

ERIC BARTLESON  
NEWPORT YACHT CLUB  
81 SKAGIT KEY  
BELLEVUE, WA 98006



AREA MAP



VICINITY MAP

| SHEET NO. | DRAWING NO. | DRAWING TITLE                                               |
|-----------|-------------|-------------------------------------------------------------|
| 1         | T-1         | TITLE SHEET, VICINITY MAP AND DRAWING INDEX                 |
| 2         | G-1         | EXISTING SITE PLAN                                          |
| 3         | G-2         | EXISTING BOAT LIFET AND FINGER PIER - ELEVATION AND SECTION |

DRAWING INDEX

| MARK | REVISION | DESCRIPTION | BY | APP. | DATE |
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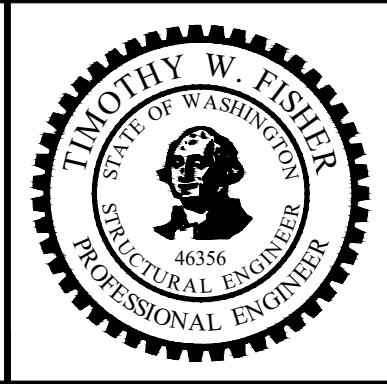


WSP USA Inc.  
1201 Pacific Ave  
Suite 550  
Tacoma, WA 98402  
TEL: (206) 431-2300  
FAX: (206) 431-2250



Newport Yacht Club  
& Newport Shores  
Neighborhood

81 Skagit Key  
Bellevue, WA 98006  
(425) 747-3291



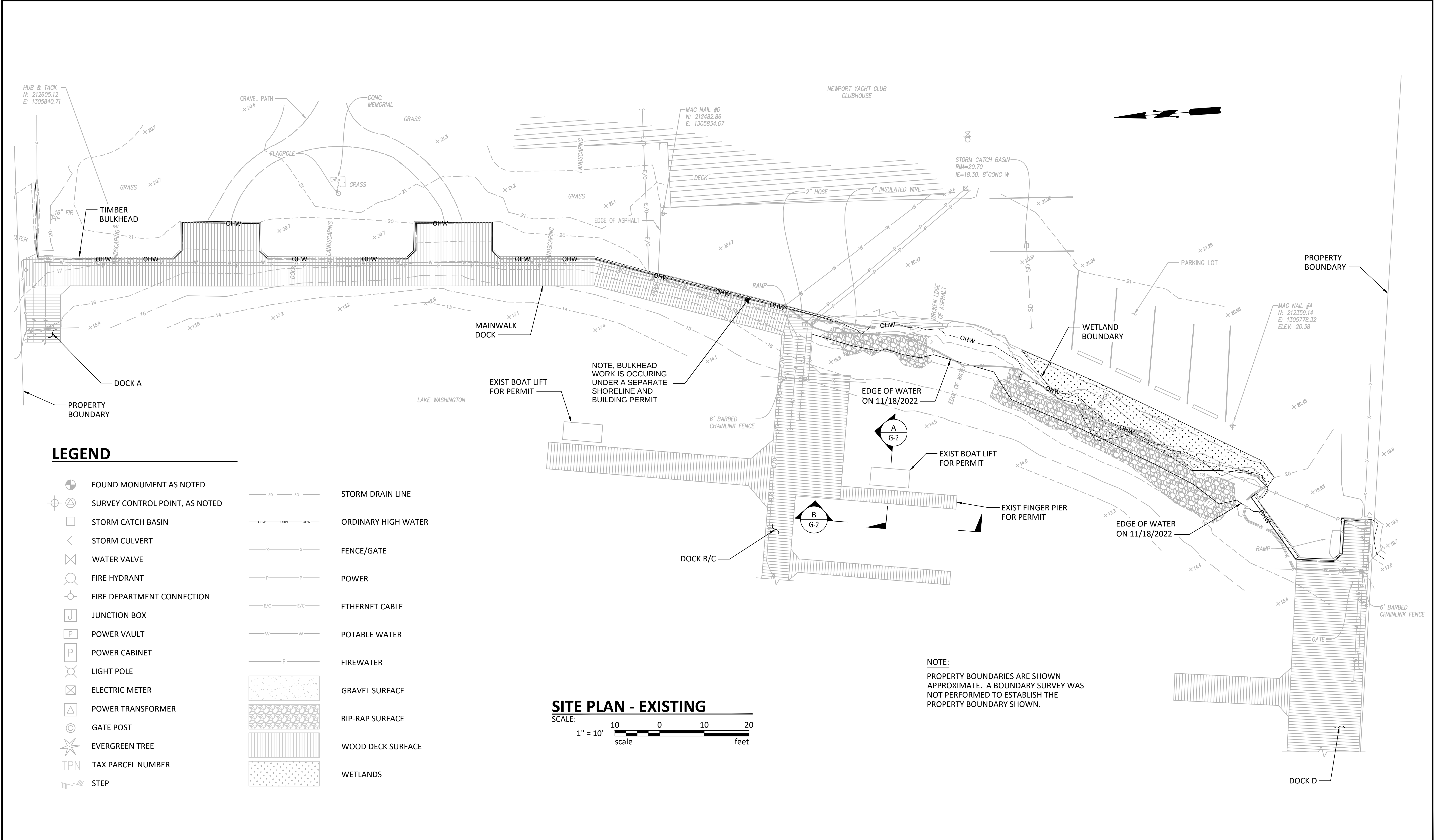
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NEWPORT YACHT CLUB

BOAT LIFTS AND PIER

TITLE SHEET, VICINITY MAP AND DRAWING INDEX

|             |          |
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| DRAWING NO. | T-1      |
| PROJECT NO. | 30902221 |
| DATE:       | 5/12/25  |
| SHEET NO.   | 1 OF 3   |

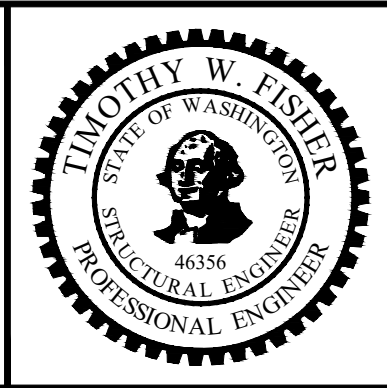


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WSP USA Inc.  
1201 Pacific Ave  
Suite 550  
Tacoma, WA 98402  
TEL: (206) 431-2300  
FAX: (206) 431-2250

Newport Yacht Club  
& Newport Shores  
Neighborhood

81 Skagit Key  
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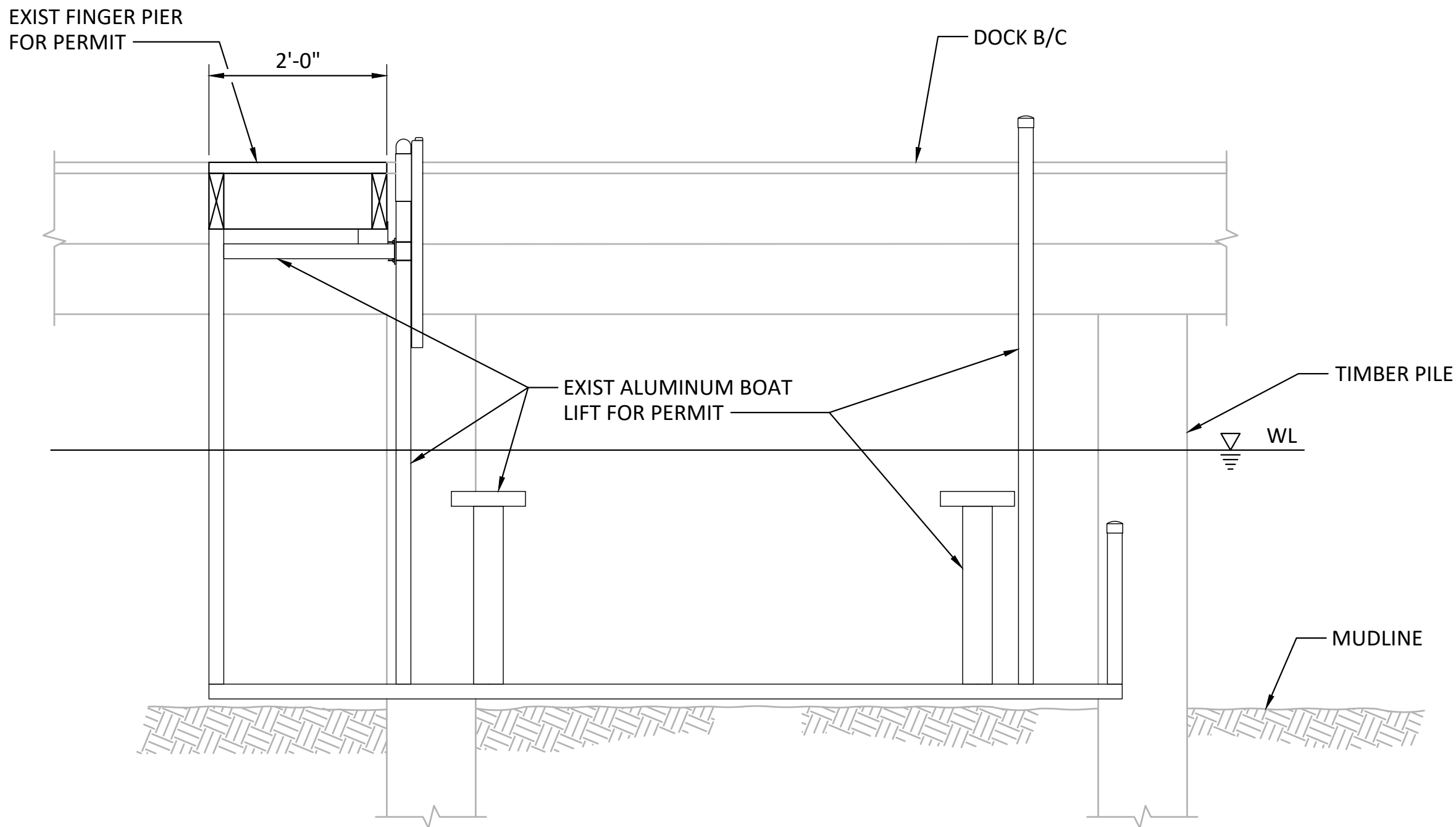
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NEWPORT YACHT CLUB

BOAT LIFTS AND PIER

EXISTING SITE PLAN

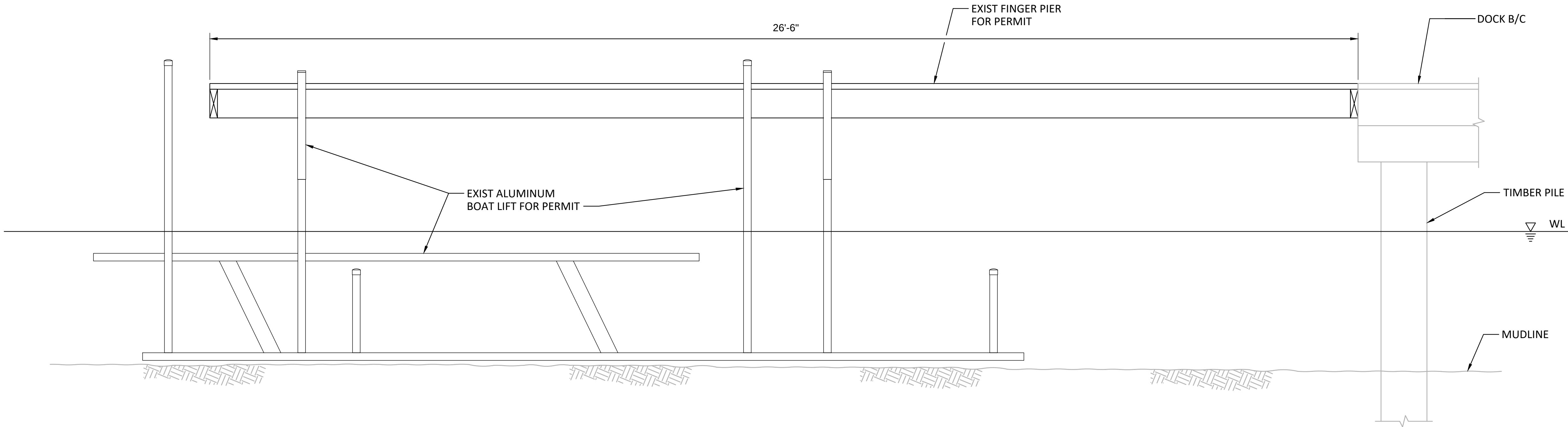
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| DRAWING NO. | G-1      |
| PROJECT NO. | 30902221 |
| DATE:       | 5/12/25  |
| SHEET NO.   | 2 OF 3   |



**SECTION - EXISTING BOAT LIFT  
AND FINGER PIER FOR PERMIT**

A  
G-1

SCALE:



**ELEVATION - EXISTING BOAT LIFT  
AND FINGER PIER FOR PERMIT**

B  
G-1

SCALE:

3/4" = 1'-0"  
scale 2 0 2 4  
feet

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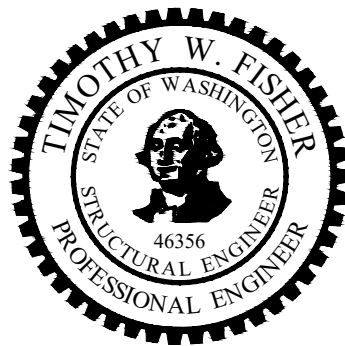


WSP USA Inc.  
1201 Pacific Ave  
Suite 550  
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TEL: (206) 431-2300  
FAX: (206) 431-2250



Newport Yacht Club  
& Newport Shores  
Neighborhood

81 Skagit Key  
Bellevue, WA 98006  
(425) 747-3291



DRAWN BY AHK  
DESIGN BY TWF  
CHECK BY TWF  
PROJ MGR TWF

**NEWPORT YACHT CLUB**  
**BOAT LIFTS AND PIER**  
**EXISTING BOAT LIFT AND FINGER PIER**  
**ELEVATION AND SECTION**

DRAWING NO. **G-2**  
PROJECT NO. 30902221  
DATE: 5/12/25  
SHEET NO. 3 OF 3



# SEPA Environmental Checklist

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

## Instructions

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

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

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

## Background

1. Name of proposed project, if applicable Newport Yacht Club Bulkhead Replacement
2. Name of applicant Newport Yacht Club
3. Contact person Eric Bartleson Phone 425-747-3291
4. Contact person address 81 Skagit Key, Bellevue, Washington 98006
5. Date this checklist was prepared 4/24/2025
6. Agency requesting the checklist City of Bellevue

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

Project construction is anticipated to start October 2025 and end February 2026. Overwater and in-water work will be conducted only during the approved in-water work windows for salmon and bull trout in Lake Washington during the summer window (July 16 to August 31) and/or the winter window (November 16 to December 31).

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

No future additions or expansions related to the proposed work.

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

Wetlands and Waterbodies Delineation and Assessment Report, WSP, March 2023

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, not applicable.

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

Joint Aquatic Resources Permit Application  
Section 401/404 Permit  
Shoreline Substantial Development Permit Exemption

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 proposes a ~~kayak launch improving shoreline access for kayak and paddleboard launching. The work include~~ back permitting for two aluminum frame boat lift for small pleasure craft that are existing and a 2' by 25' long finger pier that is existing.

Scope of work was revised after initial submittal.

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.

The Newport Yacht Club (NYC) is a marina facility located within the Newport Shores community in Bellevue, Washington. The project is located at 81 Skagit Key, Bellevue, Washington 98006 in King County, Section 17, Township 24N, Range 05E. Project coordinates are 47.574352 N, -122.189015 W.

## Environmental Elements

### Earth

1. General description of the site:

- ☒ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☒ Other Timber bulkhead shoreline and riprap shoreline.

2. What is the steepest slope on the site (approximate percent slope)? 33%

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.

USDA Natural Resources Conservation Service Custom Soil Resource Report dated April 10, 2023 classifies soil in the project area as Briscot silt loam (Br). The property does not have an existing or zoned agricultural use.

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

Upland settlement has been observed in areas adjacent to the existing parking area and on the edges of the parking area due to erosive conditions.

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.

none

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

no

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 75%.

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

Best Management Practices (BMPs) and temporary erosion control measures will be implemented, as practicable, to minimize or prevent construction-related erosion of the shoreline. This includes a floating debris boom, silt fence, and additional site protection. A temporary erosion sediment control plan is included with this application.

#### 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.

Construction equipment would result in emissions to the air during construction, including emissions from excavators and trucks. There will be no change to air emissions from existing conditions resulting from the project during operation and maintenance.

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

No off-site sources of emissions or odor will affect the proposal.

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

No measures to reduce or control emissions are proposed as impacts to air will be temporary during construction.

## Water

### 1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Washington, a fresh water body, borders the project site.

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

~~Yes, the project proposes a kayak launch improving shoreline access for kayak and paddleboard launching. The kayak launch will be approximately 120 square feet and will be composed of FRP micromesh grating to allow light penetration, supported by six (6) 6-inch pipe piles. All work will occur within 200 feet of Lake Washington. Back permitting of 2'x25' existing pier and two existing aluminum frame boat lifts are also included.~~

Scope of work was revised after initial submittal.

- 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 fill or excavation will occur below ordinary high water.

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

The project will not require surface water withdrawals or diversions.

- e. Does the proposal lie within a 100-year floodplain? ~~Yes, the proposed work is within the flood~~  
If so, note the location on the site plan.

No FEMA floodplain is associated with Lake Washington

- 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.

The project does not involve discharge of waste materials to surface waters.

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.

The project does not involve groundwater withdrawal.

- 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.

The project does not involve waste material discharge.

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.

Existing storm water runoff drains from the adjacent existing impervious parking area as a sheet flow condition at a 2% slope. At the southern area of the site, the storm water runoff sheet flows into the existing grass area adjacent to the parking area and the existing wetland area adjacent to the parking area prior to entering Lake Washington. At the northern area of the site, storm water sheet flows directly into Lake Washington. The project will not change existing drainage patterns. Temporary erosion control measures will be implemented, as practicable, to minimize or prevent construction-related erosion of the shoreline. This includes a floating debris boom, silt fence, and additional site protection. A temporary erosion sediment control plan is included with this application.

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

The project will implement Best Management Practices (BMPs) to prevent waste materials from entering surface waters. Project construction will be completed in compliance with Washington State Water Quality Standards (Washington Administrative Code [WAC] 173-201A), including Petroleum products, fresh cement, lime, concrete, chemicals, or other toxic or deleterious materials will not be allowed to enter surface waters. There will be no discharge of oil, fuels, or chemicals to surface waters or onto land where there is a potential for reentry into surface waters. The contractor will prepare a spill prevention, control, and countermeasures (SPCC) plan, and it will be used during all demolition and construction operations. A copy of the plan with any updates will be maintained at the work site.

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

The project proposes repairs to existing pavement adjacent to the shoreline which will match existing grade and existing drainage patterns. The project will not alter drainage patterns in the vicinity of the site.

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

No measures are proposed as the project will not alter surface, runoff water, or drainage patterns in the vicinity of the site.

## 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

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

~~North American Wolverine (*Gulo gulo luscus*) - Proposed Threatened.  
Marbled Murrelet (*Brachyramphus marmoratus*) - Threatened.  
Yellow-billed Cuckoo (*Coccyzus americanus*) - Threatened.  
Bull Trout (*Salvelinus confluentus*) - Threatened.  
Steelhead (*Oncorhynchus mykiss*) - Threatened.  
Coho Salmon (*Oncorhynchus kisutch*) - Candidate.~~

No threatened or endangered plant species know to be on or near the site.

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

none

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

No noxious weeds or invasive species are known to be at the site.

## 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.

North American Wolverine (*Gulo gulo luscus*) - Proposed Threatened.  
Marbled Murrelet (*Brachyramphus marmoratus*) - Threatened.  
Yellow-billed Cuckoo (*Coccyzus americanus*) - Threatened.  
Bull Trout (*Salvelinus confluentus*) - Threatened.  
Steelhead (*Oncorhynchus mykiss*) - Threatened.  
Coho Salmon (*Oncorhynchus kisutch*) - Candidate.

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

The site is adjacent to a known migration route. Coal Creek located 300 ft south of the project area is a migration route for several species of salmonoids including ESA listed species Steelhead (*Oncorhynchus mykiss*) and Coho Salmon (*Oncorhynchus kisutch*) as well as Resident Coastal Cutthroat (*Oncorhynchus clarki*), Sockeye Salmon (*Oncorhynchus nerka*), and Fall Chinook (*Oncorhynchus tshawytscha*).  
**Pacific Flyway**

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

No measures are proposed as project impacts will be temporary for the duration of construction only.

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

No invasive animal species are known to be present at the site.

### Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The project does not require electric, natural gas, oil, wood stove, or solar energy.

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

The project will not affect adjacent properties use of solar energy.

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.

No energy conservation features are included; this is not applicable.

## Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no environmental health hazards associated with the project.

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

There is no known contamination at the site from present or past uses.

- 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.

No existing hazardous conditions are known; this is not applicable.

- 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.

No hazardous chemicals will be stored, used, or produced; this is not applicable.

- d. Describe special emergency services that might be required.

Special emergency services are not required; this is not applicable.

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

No measures are proposed; this is not applicable.

## 2. Noise

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

Existing noise from marina operations and adjacent Bellevue Yacht Club marina operations is present. Noise from traffic on adjacent roads such as Skagit Key is present.

- 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.

The project will result in no increase in long-term noise. Short-term noise will be elevated due to construction equipment such as excavators. Construction will be limited to day light hours.

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

Best management practices (BMPs) will be implemented inclusive of limiting construction to day light hours.

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.

The site functions as a marina and the areas adjacent to the project area function as marinas with Bellevue Yacht Club to the north and Newport Yacht Club slips to the south.

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 the project site has not been used as farmland or forest land; this is not applicable.

- 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 the project will not affect surrounding farmland or forest land; this is not applicable.

3. Describe any structures on the site.

The northern portion of the site consists of an existing timber bulkhead with fixed timber docks. The southern portion of the site is a riprap shoreline, timber bulkhead, and timber docks. The upland consists of paved parking areas and buildings associated with the yacht club and marina.

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

none

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

6. What is the current comprehensive plan designation of the site? ~~SF-M Medium Density~~

**Suburban Residential**

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

Recreational Boating

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

~~The site is classified as a critical area and includes a shoreline of the state as the work will occur within 200 ft from the OHWM, and a wetland.~~

**Shorelines are no longer considered a critical area per 2018 SMP update.**

9. Approximately how many people would reside or work in the completed project? Zero, NA

10. Approximately how many people would the completed project displace? Zero, NA

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

No measures are proposed as there will be no displacements; this is not applicable.

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

No measures are proposed as there will be no change to the existing land use; this is not applicable.

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

No measures proposed as there is no nearby agricultural or forest land use; this is not applicable.

## Housing

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

None, not applicable.

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

None, not applicable.

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

No measures proposed; this is not applicable.

## Aesthetics

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

none above existing grade of the site

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

none

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

No measures are proposed as aesthetics will not be impacted.

## Light and Glare

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

None, not applicable.

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

None, not applicable.

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

None, not applicable.

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

None, not applicable.

## Recreation

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

Recreational boating opportunities associated with the marina.

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

No, the project proposes no change to the existing use.

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

No measures are proposed as the project does not impact recreation; this is not applicable.

### Historic and Cultural Preservation

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

There are no buildings, structures, or sites located on or near the site that are identified as listed in or eligible for listing in historic registers.

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.

There are no landmarks, features, or evidence located on or near the site of Indian or historic use or occupation.

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.

The Washington State Department of Archeology and Historic Preservation WISAARD mapping resource was consulted for potential impacts.

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.

No measures proposed as there will be no disturbance to resources; this is not applicable.

## Transportation

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

The project site is accessed by Skagit Key from Lake Washington Blvd SE.

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?

The project site is not served by public transit. The nearest public transit stop is located on Lake Washington Blvd SE approximately 0.8 miles from the project site.

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

No additional spaces will be added or eliminated from the parking area.

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

The project does not proposed improvements to existing roads; this is not applicable.

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

The project occurs in an existing, active marina and does not propose a change in use. Marina operations will continue at the project site.

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

No vehicular trips above existing vehicular trip counts will be generated by the project.

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

No, not applicable.

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

No measures are proposed as transportation will not be impacted; this is not applicable.

## Public Service

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

The project will not result in an increased need for public service; this is not applicable.

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

No measures proposed; this is not applicable.

## 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.

The project proposes no utilities.

## 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.

## 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 \_\_\_\_\_

Name of signee Tim Fisher

Position and Agency/Organization Assistant Vice President, WSP USA Inc.

Date Submitted 4/24/2025