



Weekly Permit Bulletin

June 30, 2016

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

Miller Residence

Location: 2389 Killarney Way

Subarea: Southwest Bellevue

File Number: 16-131522-LO

Description: Application for Critical Areas Land Use Permit approval to construct a 4,704 square-foot single-family residence. The proposal also includes construction of a deck and pool, and is supported by a Critical Areas Report and geotechnical report.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: July 14, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 5, 2016

Completeness Date: June 1, 2016

Applicant Contact: Daniel Buchser, MacPherson Construction, 425-391-3333, dan@macphersonconstruction.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

The Spring District – Parcel 17 - AMLI

Location: 1375 121st Avenue NE

Subarea: Bel-Red

File Number: 16-132401-LD, 16-132572-LO, 16-132525-LS

Description: Application for Design Review approval, Critical Areas Land Use Permit approval and Variance approval from the Land Use Code to construct a six story, 204 unit residential building, with three levels of below grade parking to accommodate 231 parking stalls. Ground level retail spaces will front 121st Avenue NE. The subject site is located within The Spring District on Parcel 17, which has frontage on both 121st Avenue NE and 120th Avenue NE. For reference, this site is located north of the Phase 1 residential development, currently under construction at the corner of 120th Avenue NE and NE 12th Street. A Critical Areas Land Use Permit is required for this project in order to construct the proposed building over a steep slope critical area, running east to west, which would eliminate the slope. A variance from the land use code has been requested to deviate from a required continuous 15 foot deep stepback, measured 40 feet above average finished grade, along the façade fronting 121st Avenue NE. The proposal aims to incorporate a stepback which varies from 5 feet to 15 feet.

Approvals Required: Design Review approval, Critical Areas Land Use Permit approval, Land Use Code Variance approval and ancillary permits and approvals.

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: July 14, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: July 13, 2016, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-112

Date of Application: May 23, 2016

Completeness Date: June 20, 2016

Applicant Contact: Jon Hall, GGLO, 206-902-5508, jhall@gglo.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF APPLICATION

[Meydenbauer Bay Park Sewer Line Replacement](#)

Location: Multiple Properties

Subarea: North Bellevue and Southwest Bellevue

File Number: 16-136213-WG

Description: Application for Shoreline Substantial Development Permit approval, under the City's Shoreline Master Program for a City of Bellevue Utilities Department proposal to replace the existing Meydenbauer Bay sewer line in Lake Washington with a new 1,500 foot sewer line. Work is primarily on-shore within the planned Meydenbauer Beach Park and Bellevue Marina parking lot. In-water work includes 100 feet of sewer line construction to connect the proposed sewer line to the existing line in the water and removal and abandonment of the existing sewer line. On-shore work includes sewer line placement, construction of a new underground pump station, and associated sewer infrastructure.

Approvals Required: Shoreline Substantial Development Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: August 1, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 24, 2016

Completeness Date: June 24, 2016

Applicant Contact: Birol Shaha, City of Bellevue Utilities, 425-452-4477,

bshaha@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[30th St. Warehouse Conditional Use](#)

Location: 13312 SE 30th St

Subarea: Richards Valley

File Number: 16-131826-LA

Description: Application for Administrative Conditional Use Permit approval to locate an indoor marijuana producer and processor within an existing warehouse structure.

Approvals Required: Administrative Conditional Use Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: July 14, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 24, 2016

Completeness Date: June 21, 2016

Applicant Contact: Sarah Anderson, Avalon Project Inc, 206-747-6142,

sarah@avalonproejct.us

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

RE-NOTICE OF DECISION

[McDonald's Eastgate Rebuild](#)

Location: 3239 156th Avenue SE

Neighborhood: Eastgate/Cougar Mountain

File Number: 15-107316-LD

Reason for Re-Notice: To remove a Condition of Approval. There are no other substantive changes to this project.

Description: Design Review approval to demolish an existing 4,625 square foot restaurant and replace it with a new 4,229 square foot restaurant. Project will include new parking stall configuration (44 stalls) and new perimeter landscaping. Lot size is 0.92 acres.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: Thursday, July 14, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 16, 2015

Completeness Date: April 23, 2015

Notice of Application Date: April 30, 2015

Applicant: McDonald's USA, LLC

Applicant Contact: Ivana Halvorsen, Barghausen Consulting Engineers, Inc., 425-251-6222 ihalvorsen@barghausen.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF DECISION

[Song Property Landscape](#)

Location: 14014 SE 44th St Bellevue

Subarea: Factoria

File Number: 16-127229-LO

Description: Critical Areas Land Use Permit approval of a Vegetation Management Plan proposal to repair and revegetate existing residential landscaping.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: July 14, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 24, 2016

Completeness Date: April 14, 2016

Notice of Application Date: April 28, 2016

Applicant: Noriko Marshall

Applicant Contact: David Ohashi, Ohashi Landscape Services, 206-779-0546

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[West Coast Storage Signage](#)

Location: 12399 Northup Way

Neighborhood: Bel-Red

File Number: 16-129179-LS

Description: Approval of a Variance from the City of Bellevue Sign Code to install building mounted signage above the first two floor levels of the new West Coast Storage building.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: July 14, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 28, 2016

Completeness Date: May 25, 2016

Applicant: Connie Guffey, Plumb Signs Inc. 253-473-3323

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF PHASE 2 COMMENT PERIOD REOPENING REQUEST FOR COMMENTS ON SCOPE OF AN ENVIRONMENTAL IMPACT STATEMENT

Project Name: Energize Eastside

Project Proponent: Puget Sound Energy

Location: Portions of Bellevue, Newcastle, Redmond, Renton, and unincorporated King County between the Sammamish Substation at 9221 Willows Road NE, Redmond, WA 98052, and the Talbot Substation at 2400 South Puget Drive, Renton, WA 98055.

City of Bellevue EIS File Number: 14-139122-LE

Description: Construct approximately 18 miles of new 230 kilovolt (kV) electrical transmission lines and add a new substation (Richards Creek) at the Lakeside substation to connect two existing bulk energy systems, supply future electrical capacity, and improve electrical grid reliability for eastside communities. Project details and plans are available in the project file and on the project website at www.EnergizeEastsideEIS.org.

ALTERNATIVES: Several Action Alternatives and a No Action Alternative are proposed for analysis in the Phase 2 Draft EIS. See the previous Phase 2 scoping notice (published April 14, 2016; available at www.EnergizeEastsideEIS.org) for a description of the alternatives presented during the previous scoping comment period. The Action Alternatives for PSE's proposed 230 kV transmission line were divided into three segments. Segment 1 is the area between the Sammamish substation and the new Richards Creek substation. Segment 2 is the area between the Richards Creek substation and where Coal Creek Parkway crosses Coal Creek. Segment 3 is between where Coal Creek Parkway crosses Coal Creek and the Talbot Hill substation. The reopening of the scoping comment period is to address two new alternatives within Segment 1. The new alternatives would depart from the existing transmission line corridor and bypass the East Bellevue Community Council boundaries. New easements may be necessary along these alternatives.

Bypass Route 1: The existing 115 kV corridor at SR 520 to the intersection of the Lake Hills Connector with the existing 115 kV corridor, following: Northup Way, 132nd Ave NE, Bel-Red Rd, 120th Ave NE, the Eastside Rail Corridor, and the Lake Hills Connector.

Bypass Route 2: The existing 115 kV corridor at Bel-Red Rd to the Richards Creek substation following: Bel-Red Rd, 120th Ave NE, the Eastside Rail Corridor, the Lake Hills Connector, Richards Rd, and SE 26th St.

EIS Required: On April 30, 2015, the Environmental Coordinator for the City of Bellevue, serving as Lead Agency, published a Notice of Determination of Significance, indicating that this proposal could have a significant adverse impact on the environment and required the preparation of an Environmental Impact Statement (EIS) under Revised Code of Washington (RCW) 43.21C.030(2)(c).

PHASED REVIEW: On January 28, 2016, the Lead Agency issued a Phase 1 Programmatic Draft EIS, which evaluated alternative methods to achieve PSE's project objectives. A Phase 2 Draft EIS will be prepared to analyze PSE's proposal and reasonable alternatives, including project-specific alternatives proposed by PSE and additional reasonable project-specific alternatives that may be identified during the Phase 2 scoping process. On April 14, 2016, the City of Bellevue initiated a scoping comment period that closed on May 31, 2016. This notice reopens the scoping and comment period. Further information is available in the project file on request and on the project website at www.EnergizeEastsideEIS.org. WAC 197-11-440(5)(b) states that a reasonable alternative means an action that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation. Reasonable alternatives may be those over which an agency with jurisdiction has authority to control impacts, either directly or indirectly through requirement of mitigation measures.

The Phase 2 Draft EIS will identify alternatives from the Phase 1 Draft EIS that do not require or merit more detailed project-level impacts review; furthermore, it will articulate the reasoning and basis if one or more alternative(s) are not being carried forward.

Following publication of the Phase 2 Draft EIS and receipt and consideration of public comment, a Final EIS will be issued that incorporates the information from both the Phase 1 and Phase 2 Draft EISs, and responds to public comments.

Approvals required: Local permit review and approval within each affected jurisdiction. The Energize Eastside EIS is not a permit - it is one of many sets of information permitting agencies will consider as they decide whether to approve the project and issue necessary permits.

Scoping and Public Comment: The City of Bellevue has reopened the scoping comment period on the Phase 2 EIS to provide the public with the opportunity to submit written comments on two new alternatives identified by PSE on May 31, 2016. The new alternatives do not represent PSE's preferred alignment, but are designed to bypass the boundaries of the East Bellevue Community Council.

Agencies, affected tribes, and members of the public are invited to comment on the scope of the Phase 2 Draft EIS regarding these two new alternatives. You may comment on the new alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. An expanded scoping comment period is being provided pursuant to Washington Administrative Code (WAC) 197-11-410.

PUBLIC COMMENT PERIOD: The comment period reopened on **June 30, 2016**. The deadline for submitting your comments on the new alternatives is **August 1, 2016**. All comments related to project scoping must be submitted by this date.

Comments will be accepted by email; however, a valid physical mailing address is

required to establish status as an official party of record.

Written comments may be submitted:

Online at www.EnergizeEastsideEIS.org

By email to Info@EnergizeEastsideEIS.org

By mail to: City of Bellevue

Development Services Department

Attn: Heidi M. Bedwell

450 110th Avenue NE

Bellevue, WA 98004

For questions about commenting, email info@EnergizeEastsideEIS.org or contact: Heidi M. Bedwell, Energize Eastside EIS Program Manager, City of Bellevue Development Services Department, 425-452-4862

Applicant Contact: Jens Nedrud, Puget Sound Energy

Applicant Contact Email:

jens.nedrud@pse.com

Lead Agency Contact: Heidi M. Bedwell, City of Bellevue

Lead Agency Contact Phone: 425-452-4862

Lead Agency Contact Email:

hbedwell@bellevuewa.gov