



Weekly Permit Bulletin

September 1, 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

[Lee Stream Bank Restoration](#)

Location: 66 Skagit Key

Subarea: Factoria

File Number: 16-136230-LO

Description: Application for Critical Areas Land Use Permit approval to restore a streambank that was cleared in violation of city code. The proposal involves the removal of angular rock and the placement of bank stabilization coir logs and native vegetation. The work occurs along the bank of Coal Creek.

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: September 15, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 24, 2016

Completeness Date: July 22, 2016

Applicant: Steve and June Lee

Applicant Contact: Kenny Booth, The Watershed Company, 425-822-5242, kbooth@watershedco.com

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

[99NN LLC Residence](#)

Location: 9209 Shoreland Dr SE

Neighborhood: Southwest Bellevue

File Number: 16-137748-LO

Description: Application for a Critical Areas Land Use Permit approval to modify a steep slope buffer to construct a new single-family residence. The proposal is supported by a geotechnical report and will require restoration and mitigation on the site.

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: September 15, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 25, 2016

Completeness Date: August 22, 2016

Applicant Contact: Mark Elster, AOME Architects, 206-462-4598

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuwa.gov

Notice of Decision

NOTICE OF DECISION

[Lakecrest Division II Short Plat Amendment](#)

Location: 4130, 4140 and 4150 164th Court SE

Subarea: Newcastle

File Number: 16-126973-LF

Description: Land Use approval to revise tree retention as required by a King County short plat approved and recorded under City of Bellevue permit #14-142403-LF.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 15, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 24, 2016

Completeness Date: April 21, 2016

Notice of Application Date: June 9, 2016

Applicant Contact: Wayne Potter, Novastar Development, Inc., 425-251-6110, wpotter@novastardev.com

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF DECISION**[30th St. Warehouse ACU](#)****Location:** 13312 SE 30th St**Subarea:** Richards Valley**File Number:** 16-131826-LA**Description:** Land Use approval of an Administrative Conditional Use Permit to locate an indoor marijuana producer and processor within an existing warehouse structure.**Decision:** Approval with Conditions**Concurrency Determination:** N/A**SEPA:** Exempt**Appeal Period Ends:** September 15, 2016, 5 PM. Refer to page one for information on how to appeal a project.**Date of Application:** May 24, 2016**Completeness Date:** June 21, 2016**Notice of Application Date:** June 30, 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****[Miller Residence](#)****Location:** 2389 Killarney Way**Subarea:** Southwest Bellevue**File Number:** 16-131522-LO**Description:** Critical Areas Land Use Permit approval to construct a 5,432 square-foot single-family residence. The proposal also includes the construction of an above grade pool, three (3) decks, a rooftop patio, and a three-car garage. The project is supported by a Critical Areas Report and geotechnical analysis.**Decision:** Approval with Conditions**Concurrency Determination:** N/A**SEPA:** Exempt**Appeal Period Ends:** September 15, 2016, 5 PM. Refer to page one for information on how to appeal a project.**Date of Application:** May 5, 2016**Completeness Date:** June 1, 2016**Notice of Application Date:** June 30, 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 DECISION****[GIS Townhomes](#)****Location:** 13605 NE Bel-Red Road**Subarea:** Bel-Red**File Number:** 15-122602-LD & 15-122890-LO**Description:** Critical Areas Land Use Permit approval and Design Review approval to construct 12 townhomes in four structures. The proposal includes a wetland buffer modification and stream restoration.**Decision:** Approval**Concurrency Determination:** N/A**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.**Appeal Period Ends:** September 15, 2016, 5 PM. Refer to page one for information on how to appeal a project.**Date of Application:** September 10, 2015**Completeness Date:** September 24, 2015**Notice of Application Date:** October 22, 2015**Applicant:** SKB Architects**Applicant Contact:** Ryan Hitt, SKB Architects, 206-903-0574,**Planner:** Leah Chulsky, 425-452-6834**Planner Email:** lchulsky@bellevuewa.gov**INFORMATIONAL NOTICE****Critical Areas Land Use Code Amendment****Location:** Citywide**[Attachment 1](#)****[Attachment 2](#)****File Number:** 16-141210-DA**Description:** The City of Bellevue adopted its Critical Areas Regulations in June 2006, as required by the Growth Management Act (GMA). Critical areas currently include streams, wetlands, shorelines, geologic hazard areas, habitat associated with species of local importance and areas of special flood hazard. The GMA also requires that Critical Area Regulations be updated periodically. The City seeks to update the current Critical Areas Regulations. The proposed amendments are narrow in scope and are limited to address changes in agency guidance or where best available science has changed. The amendments are supported by the Critical Areas Regulations Technical Report, which includes the Gap Analysis and the Update to Best Available Science and Existing Conditions. The draft

ordinance will be available on or before
September 15, 2016.

Approvals Required: Adoption of ordinance by
the City Council.

Decision: Recommendation of Approval

SEPA: Determination of Non Significance is
anticipated.

Applicant Contact: Heidi Bedwell,
Environmental Planning Manager, 425-452-
4862, hbedwell@bellevuewa.gov; Patricia
Byers, Code Development Manager, 425-452-
4241, pbyers@bellevuewa.gov

SEPA Planner: Matthews Jackson, 425-452-
2729

SEPA Planner Email:

mjackson@bellevuewa.gov