



# The Weekly Permit Bulletin

January 18, 2007

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

## 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. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin.

### New Applications

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### **Wilburton Gateway**

**Location:** 12311 NE 8<sup>th</sup> St.

**Neighborhood:** Wilburton

**File Number:** 06-102602-LQ

**Description:** Application for Land Use approval for a rezone of 1.88 acres from R-3.5 and R-10 to R-15. Associated with Comprehensive Plan Amendment 06-102604-AC.

**Approvals Required:** Rezone approval, Concurrency Determination, and ancillary permits and approvals.

**SEPA:** Determination of Nonsignificance (DNS) previously issued on January 4, 2007.

**Public Meeting:** Wednesday, January 24, 2007, 6:30-7:30pm; Bellevue City Hall; Conference Room 1E-112; 450 110<sup>th</sup> Ave NE.

**Minimum Comment Period Ends: February 1, 2007, 5pm.**

**Date of Application:** January 26, 2006

**Completeness Date:** January 4, 2007

**Applicant Contact:** Hossein Khorram, Milano Town Homes LLC, 425-455-0375

**Planner:** Matthews Jackson, 425-452-2729

**Planner Email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### **Bellewood Apartments**

**Location:** 148 102<sup>nd</sup> Ave SE

**Neighborhood:** West Bellevue

**File Number:** 06-116640-LQ

**Description:** Application for Land Use approval for a rezone of .27 acres from Office to R-30. Associated with Comprehensive Plan Amendment 06-116158-AC.

**Approvals Required:** Rezone approval, Concurrency Determination, and ancillary permits and approvals.

**SEPA:** Determination of Nonsignificance (DNS) previously issued on January 4, 2007.

**Public Meeting:** Wednesday, January 24, 2007, 6:30-7:30pm; Bellevue City Hall; Conference Room 1E-112; 450 110<sup>th</sup> Ave NE.

**Minimum Comment Period Ends: February 1, 2007, 5pm.**

**Date of Application:** June 20, 2006

**Completeness Date:** January 4, 2007

**Applicant Contact:** Holly Smith, Polygon Homes, 425-586-7700

**Planner:** Matthews Jackson, 425-452-2729

**Planner Email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### **Hancock/Muren**

**Location:** 1905 156<sup>th</sup> Ave SE

**Neighborhood:** West Lake Hills

**File Number:** 06-102787-LQ

**Description:** Application for Land Use approval for a rezone of 3.77 acres from R-1 to R-3.5. Associated with Comprehensive Plan Amendment 06-102786-AC.

**Approvals Required:** Rezone approval, Concurrency Determination, and ancillary permits and approvals.

**SEPA:** Determination of Nonsignificance (DNS) previously issued on January 4, 2007.

**Public Meeting:** Wednesday, January 24, 2007, 6:30-7:30pm; Bellevue City Hall; Conference Room 1E-112; 450 110<sup>th</sup> Ave NE.

**Minimum Comment Period Ends: February 1, 2007, 5pm.**

**Date of Application:**

**Completeness Date:** January 4, 2007

**Applicant Contact:** John H. Hancock, 425-746-9127

**Planner:** Matthews Jackson, 425-452-2729

**Planner Email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)

## NOTICE OF APPLICATION

### Niad Short Plat

**Location:** 15251 NE 6<sup>th</sup> St.

**Neighborhood:** West Lake Hills

**File Number:** 07-103390-LN

**Description:** Application for Preliminary Short Plat approval to subdivide an existing lot in the R-5 zoning district into two single family lots.

**Approvals Required:** Preliminary Short Plat approval, Concurrency Determination, and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period Ends: February 1, 2007, 5 p.m.** Refer to page one for information on how to comment on a project.

**Date of Application:** January 3, 2007

**Completeness Date:** January 12, 2007

**Applicant Contact:** Patrick Thorne, Niad Builders, Inc, 425-829-2192

**Planner Email:** [lhyatt@bellevuewa.gov](mailto:lhyatt@bellevuewa.gov)

**Planner:** Leah Hyatt, 425-452-6834

## NOTICE OF APPLICATION AND PUBLIC MEETING

### Sherwood Forest Elementary School

**Location:** 16411 NE 24<sup>th</sup> St.

**Neighborhood:** Northeast Bellevue

**File Number:** 06-136652-LA

**Description:** Application for Administrative Conditional Use Permit approval to demolish an existing facility and construct a 64,000 square foot two story elementary school.

**Approvals Required:** Administrative Conditional Use approval, Concurrency Determination, and ancillary permits and approvals.

**SEPA:** Determination of Nonsignificance (DNS) previously issued by Bellevue School District on September 21, 2006.

**Public Meeting:** Thursday, February 8, 2007; 6:30pm. City of Bellevue, Room 1E-112; 450 110<sup>th</sup> Ave NE.

**Minimum Comment Period Ends: February 1, 2007, 5 p.m.** Refer to page one for information on how to comment on a project. Comments will be accepted until the time a staff report is prepared with the City's decision.

**Date of Application:** December 20, 2006

**Completeness Date:** January 9, 2007

**Applicant Contact:** Jim O'Malley, Bellevue School District, 425-456-4574

**Planner Email:** [tp Pratt@bellevuewa.gov](mailto:tp Pratt@bellevuewa.gov)

**Planner:** Toni Pratt, 425-452-5374

## NOTICE OF APPLICATION

### Bellevue Botanical Gardens

**Location:** 12001 Main St.

**Neighborhood:** Wilburton

**File Number:** 06-136628-LO

**Description:** Application for a Critical Area Land Use Permit approval to construct an educational trail at the Bellevue Botanical Gardens with the Native Discovery Garden. The trail is located within the 110 foot critical area buffer of a Category III wetland with a habitat score of 23.

**Approvals Required:** Critical Areas Land Use Permit, Concurrency Determination, and ancillary permits and approvals.

**SEPA:** Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends: February 1, 2007, 5 p.m.** Refer to page one for information on how to comment on a project.

**Date of Application:** December 20, 2006

**Completeness Date:** January 2, 2007

**Applicant Contact:** Scott VanderHyden, Parks and Community Services, 425-452-4169

**Planner Email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)

**Planner:** Matthews Jackson, 425-452-2729

## Decisions

### NOTICE OF DECISION

#### Wallace & Wheeler Building

**Location:** 924 Bellevue Way NE

**Neighborhood:** Northwest Bellevue

**File Number:** 06-136510-BD

**Description:** Land Use approval to demolish an existing two story building and remove 20 parking stalls in preparation for the Hyatt expansion.

**Decision:** Approval

**SEPA:** Determination of Nonsignificance

**Concurrency Determination:** N/A

**Appeal Deadline Ends: February 1, 2007, 5 p.m.**

Refer to page one for information on how to comment on a project.

**Date of Application:** December 14, 2006

**Completeness Date:** December 20, 2006

**Notice of Application Date:** December 28, 2006

**Applicant Contact:** Dan Meyers, Kemper Development Co., 425-461-5810

**Planner Email:** [CSaari@bellevuewa.gov](mailto:CSaari@bellevuewa.gov)

**Planner:** Carol Saari, 425-452-2731

## Recommendations

### NOTICE OF DECISION/RECOMMENDATION

#### Rozenblat Townhomes

**Location:** 1453 156<sup>th</sup> Ave NE

**Neighborhood:** Crossroads

**File Number:** 06-102865-LD & 06-102863-LQ

**Description:** Design Review approval and Rezone recommendation to allow construction for a total of 16

townhome units on a 1.15 acre site zoned R-20 and in transition.

**Public Hearing:** Thursday, February 6, 2007, 7:00pm; Bellevue City Hall; 450 110<sup>th</sup> Ave NE, Council Chambers

**Decision/Recommendation:** Approval of Design Review with conditions. Recommendation to approve rezone.

**SEPA:** Determination of Nonsignificance

**Concurrency Determination:** N/A

**Appeal Deadline Ends:** February 1, 2007, 5:00 p.m.

**Date of Application:** February 2, 2006

**Completeness Date:** July 25, 2005

**Notice of Application Date:** August 3, 2006

**Applicant:** Josif Rozenblat, Bellevue 2R Development, 425-269-6750

**Planner Email:** [kthiem@bellevuewa.gov](mailto:kthiem@bellevuewa.gov)

**Planner:** Ken Thiem, 425-452-2728

## **RENOUNCE OF PUBLIC HEARING, STAFF RECOMMENDATION AND SEPA DETERMINATION**

### **2006 Clean-up LUCA**

**Location:** City Wide

**Neighborhood:** City Wide

**File Number:** 06-123848 AD

**Description:** Recommendation for a Land Use Code (LUC) amendment to eliminate out-dated cross references, correct conflicting provisions and inadvertent errors in the code, ensure use of terms consistently throughout the code and other minor, non-substantive changes. The public hearing for this proposed amendment was previously noticed for January 10, 2007. Due to inclement weather, this public hearing was cancelled, and the date for the public hearing has been changed to February 7, 2007.

**SEPA Determination:** Determination of Non-Significance (DNS)

**SEPA Appeal:** Any appeal of this SEPA threshold determination must wait until after final action is taken on this proposal by the City Council. Following final action by the City Council, an appeal of the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.250C).

**Concurrency Determination:** N/A

**Staff Recommendation:** Approval

**Approvals Required:** Planning Commission recommendation after public hearing on the LUC clean-up amendments. The City Council takes final action.

**Public Hearing Before the Planning Commission:** 7 pm, Wednesday, February 7, 2007: City Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110<sup>th</sup> Ave NE. Any person may participate in the public hearing by submitting written comments to the Director prior to the public hearing, or by submitting written

comments or making oral comments to the Planning Commission at the hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

**Date of Application:** October 4, 2006

**Completeness Date:** November 7, 2006

**Notice of Application Date:** November 9, 2006

**Applicant:** City of Bellevue Department of Planning and Community Development

**Applicant Contact:** Lesa Hutnak, 425-452-4863